



3

Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: SYDNEY BETHEL, PLANNER II *SB*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: NOVEMBER 4, 2020

SUBJECT: DR20-118, MELROSE COMMERCIAL

STRATEGIC INITIATIVE: Exceptional Built Environment

This project will allow for the development of a vacant property that will provide a variety of commercial services to the community.

REQUEST

DR20-118 MELROSE COMMERCIAL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.69 acres, generally located at the northeast corner of Melrose Street and Val Vista Drive, and zoned General Commercial (GC).

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT

Company: Withey Morris, PLC
 Name: Adam Baugh
 Address: 4062 E. Washington Ave.
 Gilbert, AZ 85234
 Phone: (602) 230-0600
 Email: adam@witheymorris.com

OWNER

Company: VV Melrose LLC
 Address: 7500 E. McDonald Dr., Ste. 100A
 Scottsdale, AZ 85250
 Phone: (480) 947-8800
 Email: walt@dpcrc.com

BACKGROUND/DISCUSSION**History**

Date	Description
<i>August 29, 2006</i>	Town Council approved Z06-55, adopting Ordinance No. 1813, creating the Val Vista & Germann PAD.
<i>November 9, 2006</i>	Design Review Board approved Mercy Point Professional Village (DR06-100), a 60,942 sf medical office complex that encompassed the subject site and the site to the south across Melrose Street. The portion of the project to the south was completed but the second half of the project was not completed.
<i>January 21, 2020</i>	Town Council approved Z19-26, adopting Ordinance No. 2744 rezoning 5.03 acres from Business Park (BP) with a Planned Area Development (PAD) overlay to General Commercial (GC). Town Council approved GP19-14, adopting Resolution No.4113 reclassifying the land use for 5.03 acres from Business Park (BP) to General Commercial (GC).

Overview

The subject site is approximately 3.69 acres, zoned General Commercial (GC) and located at the northeast corner of Melrose Street and Val Vista Drive. The site is located within the Val Vista Medical Growth Area. Per the General Plan, the Town anticipates that this area will continue to grow with medical office, general office and business park land uses supported by mixed-use, commercial and hospitality uses. The applicant is proposing a new commercial development which includes two (2) restaurant pads, both with drive throughs, and a fueling facility. In total, the combined building area for the site will be approximately 10,218 sf.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Commercial (GC)	General Commercial (GC) with PAD overlay	Vacant
South	Business Park (BP)	Business Park (BP) with PAD overlay	Mercy Point Medical Center
East	Business Park (BP)	Business Park (BP) with PAD overlay	Vacant

West	Regional Commercial (RC)	Regional Commercial (RC)	Val Vista Drive then Quick Trip and Vacant
Site	Business Park (BP)	Business Park (BP) with PAD overlay	Vacant

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Building Area (sf)	-	Pad A (Restaurant) – 3,424 sf Pad B (Restaurant) – 2,194 sf Pad C (Fueling Facility) – 4,600 sf
Maximum Building Height (ft.)/(Stories)	45'	Pad A (Restaurant) – 20'-0" Pad B (Restaurant) – 23'-8" Pad C (Fueling Facility) – 25'-6"
Minimum Building Setback (ft.)		
Front	25'	95'
Side (Street)	20'	39'
Rear (Non-residential)	20'	52'
Separation Between Buildings (ft.)		
Single Story	15'	128'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (Street)	20'	20'
Rear (Non-residential)	20'	20'
Landscaping (% of net lot area)	15%	26%
Off-Street Parking and Loading	<p>1 space/100sf of convenience retail sales, plus 2 spaces per service bay = 46 Spaces Required (Pad C)</p> <p>Restaurants 1/100 sf; plus 1/400 sf of Outdoor Dining Area = 34 Spaces Required (Pad A) 22 Spaces Required (Pad B)</p>	107 Spaces Provided Total

	102 Spaces Required Total	
Bicycle Spaces	1 for every 10 required vehicle parking spaces = 10 Spaces Required	15 Spaces Provided

DISCUSSION

The project is currently in first review and therefore additional comments, beyond what are included in this report, may be brought forward for discussion during the study session meeting.

Site

The applicant is proposing to develop a commercial center with three (3) individual pads intended for a variety of uses including restaurant, retail and vehicle fueling. Pad A is located on the southern portion of the site and is a proposed 3,424 sf limited service restaurant with a drive through and outdoor patio. Pad B is located centrally to the site, just beyond the main entry drive off Val Vista Drive, and is a proposed 2,194 sf limited service restaurant with a drive through. The specific users for both Pad A and Pad B have not been identified but both pads are intended for quick-service restaurant users. Pad C is located on the northern portion of the site and is a proposed 4,600 sf gas station. For the proposed gas station, there are a total of nine (9) fueling stations that include fueling bays on both sides, providing eighteen (18) one-way fueling bays for the site. The fueling stations are connected by an approximately 212' long fueling canopy that runs parallel to Val Vista Drive.

There are three (3) points of access proposed for the site; the primary access is a right-in, right-out access off Val Vista Drive creating a central entrance to the commercial center. A second access has been provided off a future private drive on the northern portion of the site; this access is planned as a full-motion access. The third point of access has been provided off Melrose Street, on the southern portion of the site. A future traffic signal has been planned at the intersection of Melrose Street and Val Vista and is included in the Capital Improvement Plans for 2022. The site contains ample pedestrian connectivity through internal sidewalks and walkways. New sidewalks have been proposed on Melrose Street and the private drive to the north. *During the first review staff made the following comments regarding the site plan: it was suggested to increase the stacking for the drive through for Pad A to avoid potential vehicle overflow from blocking the dead-end parking field to the south and it was encouraged to connect the eastern drive aisle through the site from north to south by removing the landscape area proposed behind the convenience store.*

Landscape

A total of 26% of the net area is landscaped, which exceeds the required landscaping percentage for the site. The proposed tree palette includes a combination of Mulga, 'Smoothie' Thorneless Cascalote, 'Lucretia Hamilton' Desert Willow, Tipu Tree, Swan Hill Olive, Desert Museum, and Red Push Pistache (street theme tree). The remaining landscaping includes a robust palette of shrubs, ground covers, and accent plants.

Grading and Drainage

The retention proposed is a combination of underground storage tanks located in the parking lot as well as above ground retention basins located in the perimeter landscape areas. Off-site flows affect this site from adjacent roadways and are included in the provided retention on-site. The proposed grading and drainage plan has outstanding comments with the Development Engineering Division but will generally meet the requirements of the Town of Gilbert's Engineering Division once all review comments have been addressed.

Elevations, Colors and Materials

Pad A (Restaurant with Drive Through)

The proposed building for Pad A is single-story and 16' in height to parapet and 20' to the mechanical screening or top of building. The building includes a contemporary design with clean linear features and a neutral color palette with natural accent material. Large storefront windows and a full wrap around canopy have been utilized on the north and east elevations. The primary building materials include brick veneer in a muted traditional brick color and stucco in a cream white. Accent features on the building include Douglas Fir Glulam Wood and metal in either a dark grey or bronze finish. *During the first review staff made the following comments regarding the elevations: the mechanical equipment screening must be better integrated into the building and relate to the design and it was also suggested to further enhance the south elevation due to the visibility it will have from Melrose Street.*

Pad B (Restaurant with Drive Through)

The proposed building for Pad B is single-story and 23'-8" in height to parapet or top of building. The building utilizes the same colors and materials as Pad A but with different massings that utilize more stucco (cream), metal paneling (Slate Gray) and Douglas Fir Glulam Wood and less brick veneer. The building is a more modern design with a large unique canopy feature adorning the south and west elevations. Both Pad A and Pad B have a unique design but are complementary of each other through the use of the same materials and similar overall design scheme.

Pad C (Fueling Facility with Convince Store)

The building proposed for the gas station is approximately 25'-6" in height. The primary building material is stucco in a tan color (French Toast). The accent materials proposed include metal in a bronze finish and fiber cement panel in a grey finish (Vintage Ash). The base of the building includes the stucco in a tan finish with the cement fiber board utilized as a modern arch, projecting above the roofline, on the front and side elevations. The metal in a bronze finish is primarily used on the top of the building as an accent feature that screens the roof-mounted mechanical equipment. *During the first review staff made the following comments regarding the elevations: it was highly recommended to incorporate the colors, materials and similar design used on the other two (2) pads to Pad C to provide relation between the building and to consider changing the colors and material on the fueling canopy to better match the building.*

Signage

Signage is not included in this approval. Administrative Design Review approval is required prior to permitting.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602. A.3.

REQUESTED INPUT

1. General site design feedback, specifically including internal connectivity and drive through car stacking; and
2. General elevations feedback, specifically including the integration of screening to the building designs and increasing the elevation design relation between Pad C and the other proposed buildings in the center.

Respectfully submitted,



Sydney Bethel
Planner II

Attachments and Enclosures:

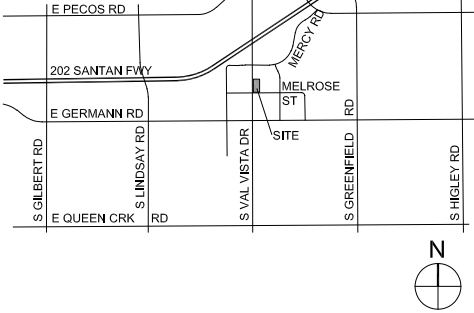
- 1) Aerial Photo
- 2) Site Plan
- 3) Landscape
- 4) Grading and Drainage
- 5) Elevations
- 6) Colors and Materials
- 7) Floor Plans
- 8) Lighting
- 9) Applicant's Narrative



DR20-118 Melrose Commercial
Attachment 2: Site Plan

VICINITY MAP

VICINITY MAP:



SITE KEY NOTES: #

1. TRANSFORMER PROPOSED LOCATION
2. MONUMENT SIGN PROPOSED LOCATION
3. PROPOSED ENTRY DRIVE
4. PROPOSED RIGHT TURN DECEL LANE
5. PROPOSED FIRE RISER ROOM
6. SCREEN WALL 3'-0" HIGH, TYP.
7. BICYCLE PARKING
8. PARKING STALL 9'-6" X 16'-6", TYP.
9. PARKING STALL 9'-6" X 19'-0", TYP.
10. PARKING OVERHANG 30", TYP.
11. ADA PARKING STALL 11'-0" X 19'-0", TYP. - SEE SITE DETAIL 8
12. ADA ACCESS AISLE 5'-0" X 19'-0", TYP. - SEE SITE DETAIL 8
13. ACCESSIBLE PATH / RAMP
14. PROPOSED LANDSCAPE AREA
15. FUEL PUMPS, TYP.
16. CANOPY ABOVE SHOWN DASHED
17. SITE VISIBILITY TRIANGLE
18. PROPOSED UNDERGROUND FUEL TANKS
19. ASPHALT PAVING, TYP.
20. PARKING STRIPING, TYP.
21. PROPOSED 12' WIDE DRIVE-THRU LANE
22. PROPOSED DRIVE-THRU WINDOW
23. PROPOSED MENU BOARD
24. TRASH ENCLOSURE MIN. 6'-0" HIGH SCREEN WALLS WITH GATES - PER TOG DETAIL NO. GIL-181 DOUBLE REFUSE AREA
25. TRASH ENCLOSURE MIN 6'-0" HIGH SCREEN WALLS WITH GATES - PER TOG DETAIL NO. GIL-183 WITH RESTAURANT ENCLOSURE WITH GREASE TRAP
26. FIRE TRUCK TURNING RADIUS - 35' INSIDE / 55' OUTSIDE
27. PROPOSED SES - EXTERIOR RATED WITH ENCLOSURE WING WALLS AND GATES TO CONCEAL
28. EXISTING SIDEWALK
29. EXISTING RIGHT TURN DECEL LANE
30. PROPOSED SIDEWALK
31. EXISTING ELECTRICAL TRANSFORMER TO BE REMOVED
32. PARKING STALL 9'-0" X 19'-0", TYP.
33. TRASH ENCLOSURE MIN 6'-0" HIGH SCREEN WALLS WITH GATES - PER TOG DETAIL NO. GIL-180

SITE DATA

PARCEL NUMBER:	304-53-566 & 304-53-567
EXISTING ZONING:	GC - GENERAL COMMERCIAL
GENERAL PLAN LAND USE CLASSIFICATION:	EXISTING GC (GENERAL COMMERCIAL)
THE SUBJECT PROPERTY IS PART OF THE VAL VISTA 160 & GERMANN PAD	
OVERLAY: VERTICAL DEVELOPMENT OVERLAY ZONING DISTRICT ORDINANCES IN EFFECT:	1813
NET SITE:	161,010 SF / 3.69 AC
GROSS SITE:	218,894 SF / 5.03 AC
PROPOSED USES:	(2) RESTAURANTS W/ DRIVE-THRU, (1) FUELING FACILITY
PARKING REQUIRED:	1 SPACE PER 100 SF: RESTAURANTS, FULL/LIMITED SERVICE: PLUS 1 SPACE PER 400 SQ FT OF OUTDOOR DINING AREA 1 SPACE PER 100 SF OF CONVENIENCE RETAIL SALES
FUELING FACILITY:	
BUILDING AREA:	3,424 SF
PAD A	2,194 SF
PAD B	4,600 SF
PAD C	10,218 SF
TOTAL	
TOTAL LANDSCAPE AREA:	54,384 SF
LANDSCAPE AREA PERCENTAGE COVERAGE:	34.0%
LOT COVERAGE PERCENTAGE:	6.3%
LANDSCAPE AREA REQUIRED:	25'-0"
LANDSCAPE AREA PROVIDED:	25'-0"
FRONT SETBACK REQUIRED:	25'-0"
FRONT SETBACK PROVIDED:	25'-0"
SIDE SETBACK REQUIRED:	20'-0"
SIDE SETBACK PROVIDED:	20'-0"
REAR SETBACK REQUIRED:	20'-0"
REAR SETBACK PROVIDED:	20'-0"
PARKING REQUIRED:	58 SPACES
RESTAURANT:	48 SPACES
FUELING FACILITY:	106 SPACES
TOTAL:	
PARKING PROVIDED (69 + 29 + 9 PUMPS):	107 SPACES TOTAL
PARKING RATIO:	10.4 SPACES / 1,000 SF
BICYCLE PARKING REQUIRED:	15 SPACES
BICYCLE PARKING PROVIDED:	15 SPACES

PROJECT TEAM

ARCHITECT	OWNER
VERTICAL DESIGN STUDIOS, LLC. 4650 EAST COTTON CENTER BLVD, SUITE 140 PHOENIX, ARIZONA 85040 PHONE: 602.395.1000 FAX: E-MAIL: tflower@verticaldesignstudios.com CONTACT: TRISH FLOWER	DIVERSIFIED PARTNERS, LLC 7500 E. McDONALD DRIVE, SUITE 100A SCOTTSDALE, ARIZONA 85250 PHONE: 480.947.8800 X 119 FAX: E-MAIL: scott@dpcre.com CONTACT: SCOTT HINTZE

LEGAL DESCRIPTION

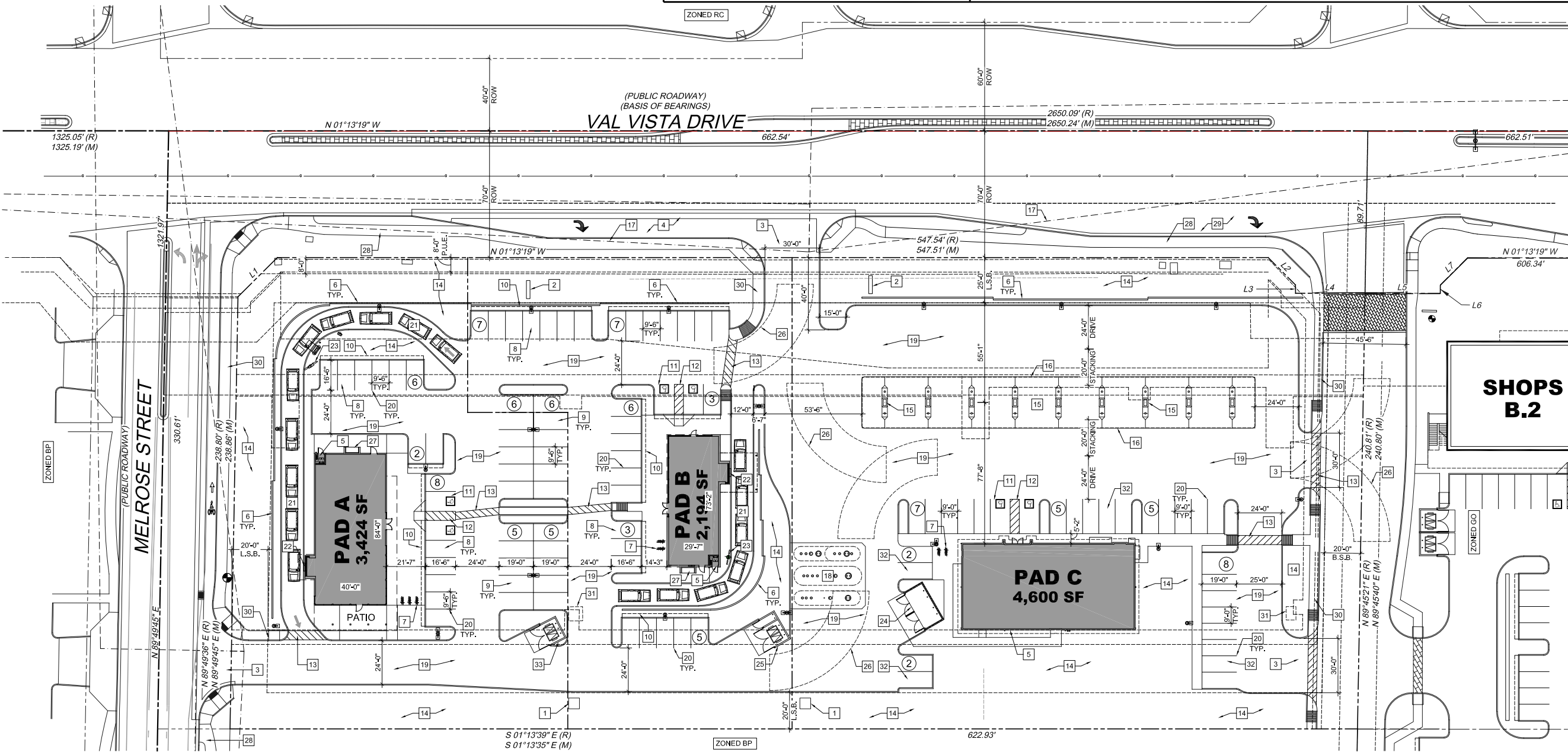
LOTS 1 AND 2, OF A RE-PLAT OF PORTIONS OF AMENDED FINAL PLAT OF MERCY POINT MEDICAL CENTER A CONDOMINIUM, RECORDED IN BOOK 1353 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA. BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

ALTHOUGH NO NEW TRAFFIC SIGNALS ARE ASSOCIATED WITH THIS PROJECT, ARTICLE 611 OF THE ORDINANCES OF THE CITY OF PHOENIX, ARIZONA, REQUIRE THE INSTALLATION OF 2-4" INTERCONNECT CONDUITS TO BE INSTALLED THE LENGTH OF THE PROJECT WITH PULLBOXES SPACED EVERY 1000-FEET ON A CONDUIT RUN (GIL-831, GIL-841, GIL-842, AND GIL-843), THE INTERSECTION OF VAL VISTA & MELROSE ST. SHALL BE "BOXED IN" FOR THE FUTURE POSSIBILITY OF SIGNALIZATION.

LEGEND

	EXISTING ELECTRICAL TRANSFORMER
	EXISTING FIRE HYDRANT
	FIRE TRUCK TURNING RADI

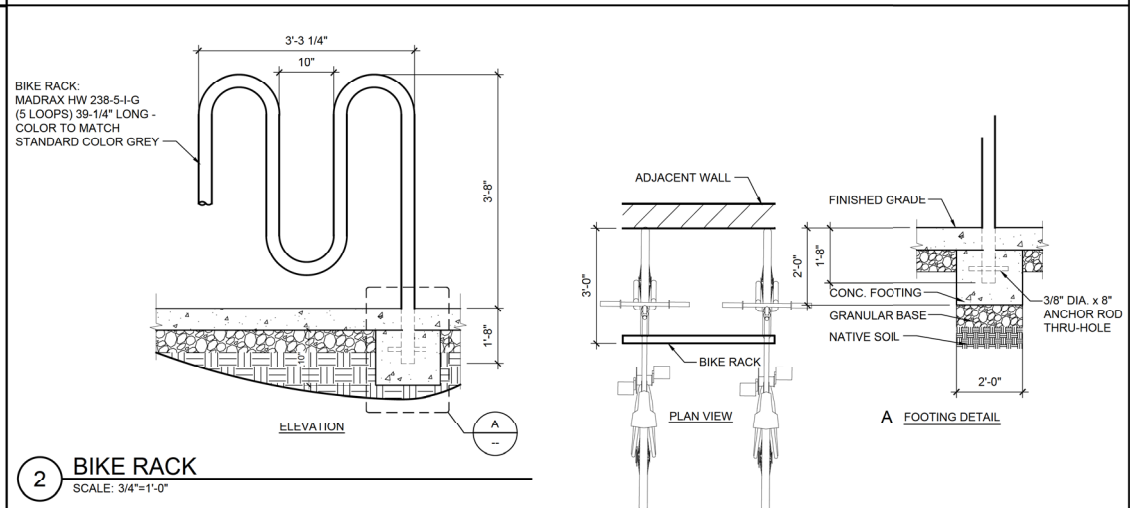
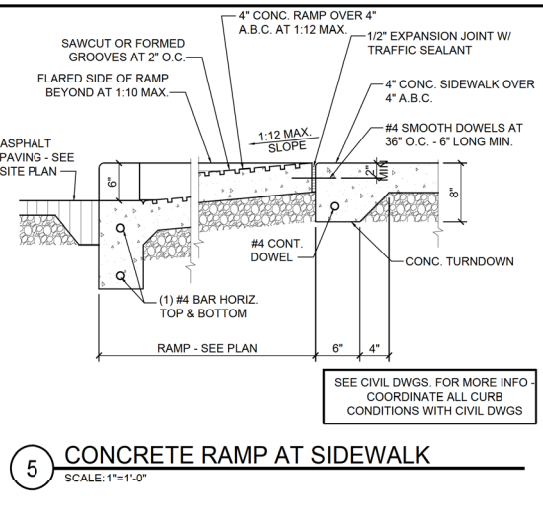
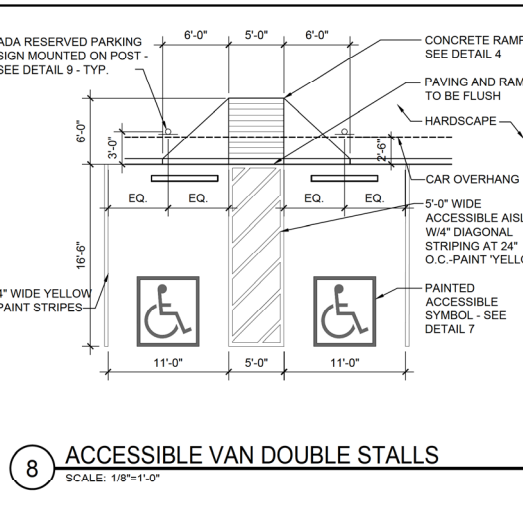
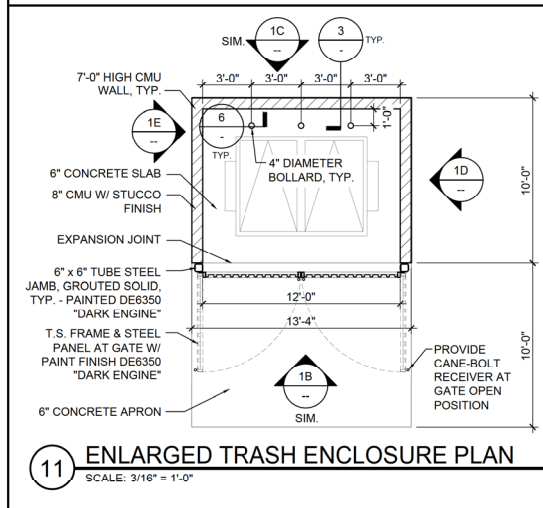
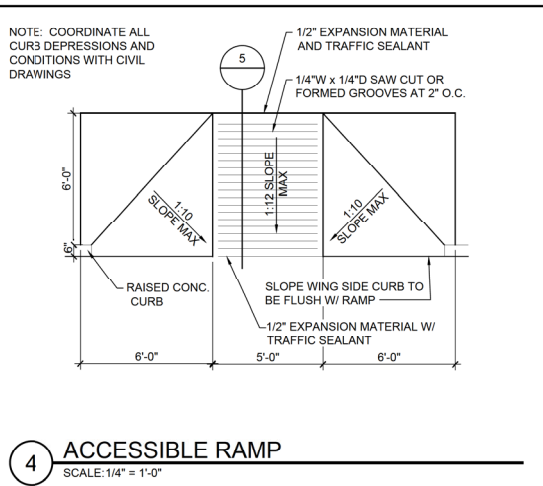
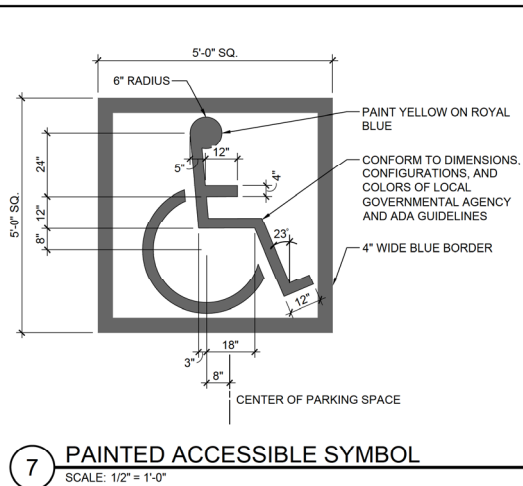
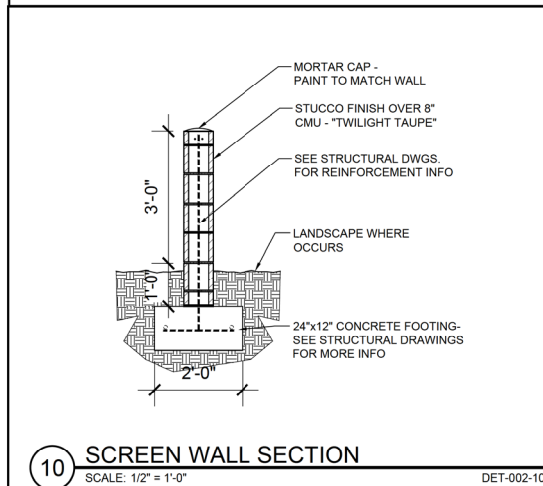
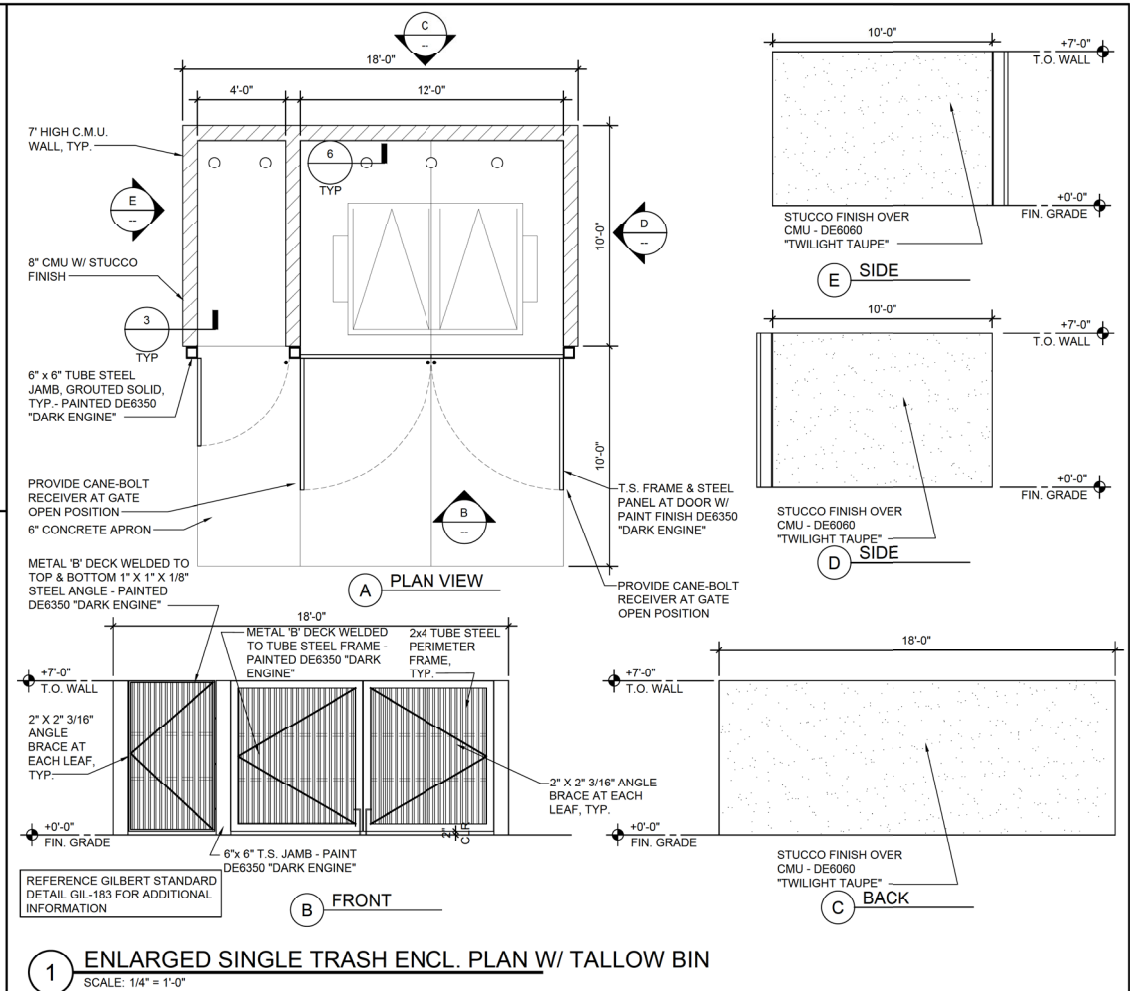
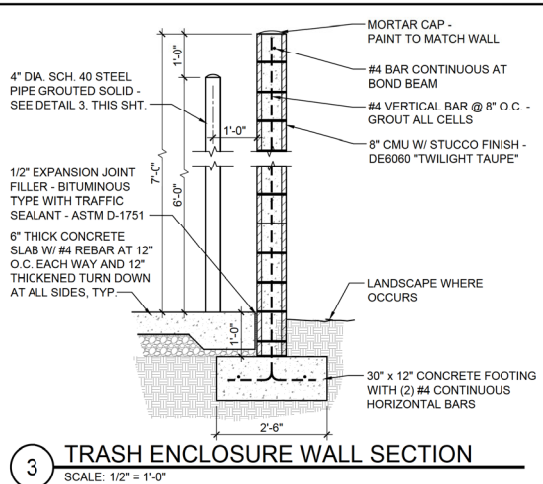
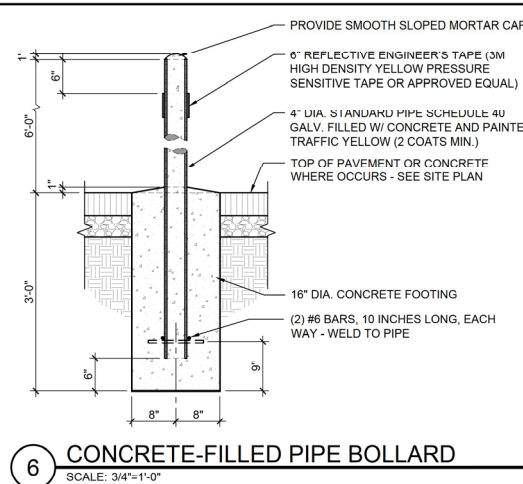
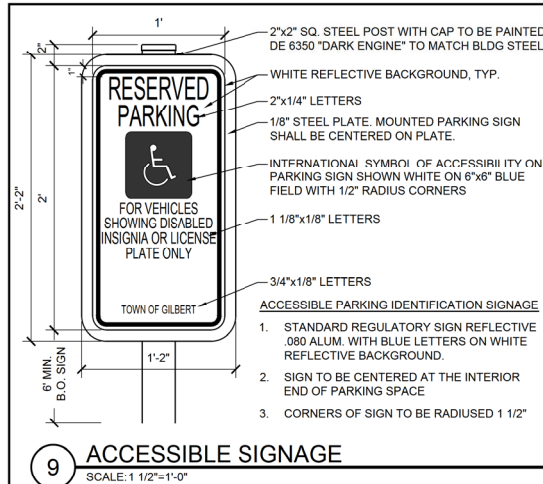


SITE PLAN
SCALE: 1" = 30'-0"

CONCEPTUAL SITE PLAN

3757 South Val Vista Dr.
(NEC S. Val Vista Dr. and E. Melrose St.)
Gilbert, AZ
8.21.2020
PROJECT NO.: 20063





MELROSE & VAL VISTA

project consultants

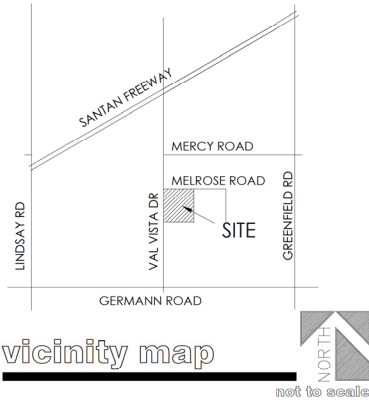
architecture:	landscape architecture:
VERTICAL DESIGN STUDIOS 4650 EAST COTTON CENTER BLVD. #100 PHOENIX, ARIZONA 85040 PROJECT CONTACT: TRISH FLOWER PHONE: 602.395.1000 EMAIL: tflower@verticaldesignstudios.com	DESIGN ETHIC, LLC 7201 E. CAMELBACK #250 SCOTTSDALE, ARIZONA 85251 PROJECT CONTACT: BRANDON PAUL PHONE: 480.225.7077 EMAIL: bpaul@designethic.net
civil engineering:	owner:
CYPRESS CIVIL DEVELOPMENT 4450 NORTH 12TH STREET, #228 PHOENIX, ARIZONA 85014 PROJECT CONTACT: JEFF HUNT PHONE: 623.282.2498 EMAIL: jphunt@cypresscivil.com	DIVERSIFIED PARTNERS, LLC 7500 EAST McDONALD DRIVE #100A SCOTTSDALE, ARIZONA 85250 CONTACT: SCOTT HINZLE PHONE: 480.947.8800 x119 EMAIL: scott@dpcre.com

sheet index

SHEET	TITLE
L.01	COVER SHEET AND NOTES
L.02 - L.03	PLANTING PLAN

project site data

GROSS SITE AREA:	218,894 SF / 5.03 AC
NET SITE AREA:	161,010 SF / 3.69 AC
EXISTING ZONING:	GC - GENERAL COMMERCIAL
PROPOSED ZONING:	GC - GENERAL COMMERCIAL
BUILDING AREA (FOOTPRINT ALL LOTS):	10,218 SF
PARKING REQUIREMENTS:	
RESTAURANT:	59 SPACES
FUELING FACILITY:	46 SPACES
PARKING REQUIRED:	105 SPACES
PARKING PROVIDED:	107 SPACES
PARKING RATIO:	10.4 SPACES / 1,000 SF
LANDSCAPE AREA:	54,384 S.F.
OFF SITE LANDSCAPE AREA:	5,907 S.F.
% OF TOTAL LANDSCAPE COVERAGE:	56.865 / 218,894 = 26.0%



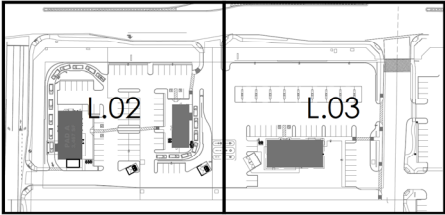
vicinity map

town of gilbert notes

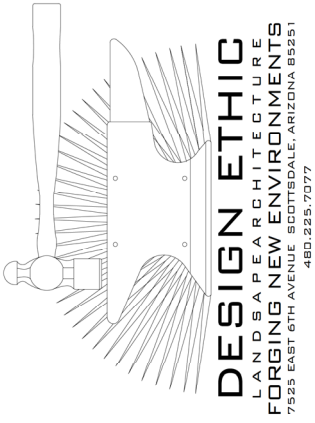
1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
2. BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
3. DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
5. NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
6. ALL TREES, SHRUBS AND GROUNDCOVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
7. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

town of gilbert maintenance notes

1. ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.



key map



VERTICAL
DESIGN STUDIOS

4650 E. Cotton Center Blvd. Ste. 130
Phoenix, Arizona 85040
Ph 602.395.1000 . Fax 602.395.1005



PROJECT: MELROSE & VAL VISTA
NEC VAL VISTA DR & MELROSE
GILBERT, AZ 85297
SHEET TITLE: COVER SHEET & NOTES

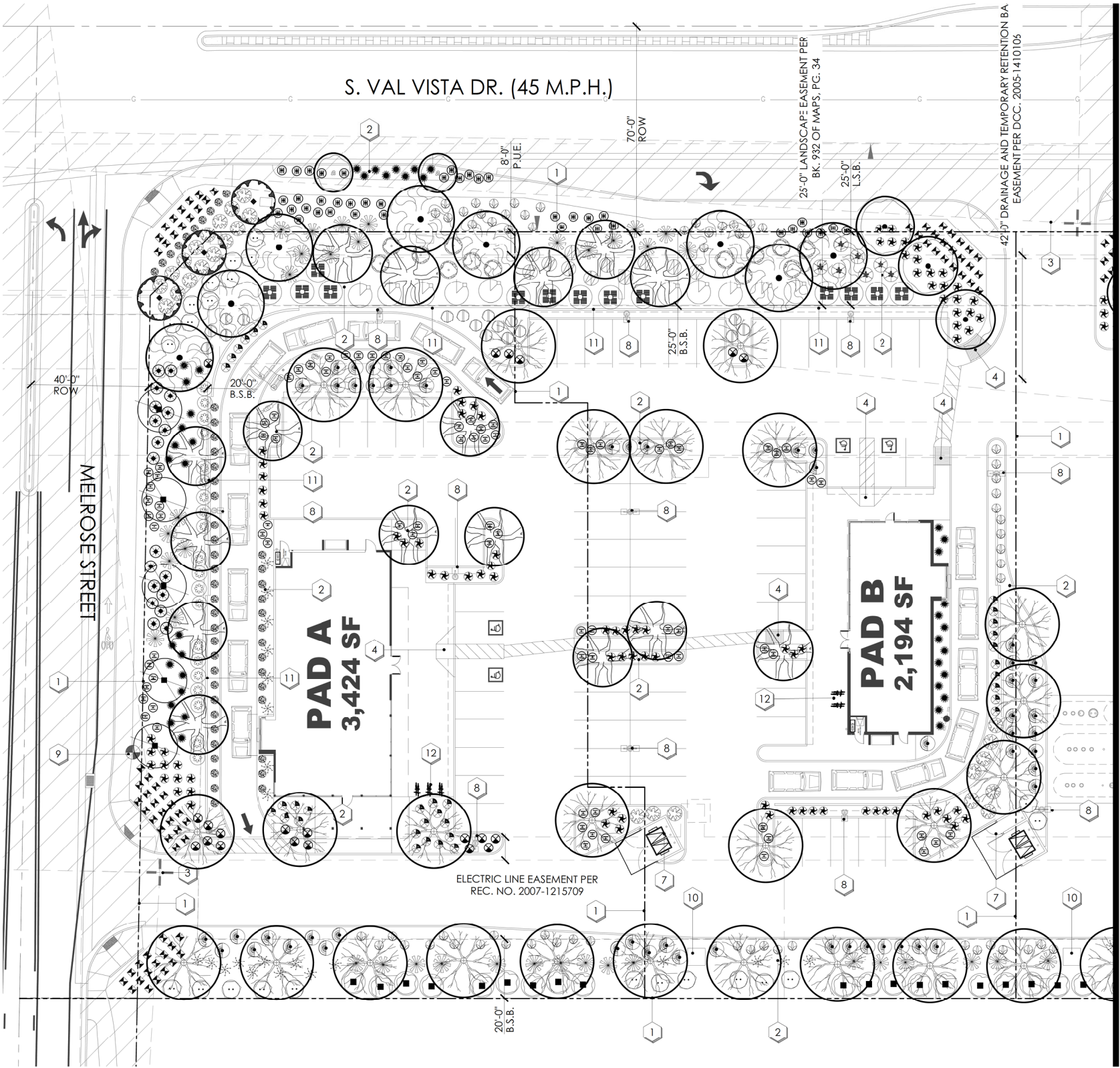
PROJECT:

SHEET TITLE:

JOB NO: 19-054
DATE: 08.19.2020
DRAWN BY: B. PAUL

SHEET

L.01 of L.03



- 1

PROPERTY LINE / RIGHT OF WAY LINE
- 2

DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3

SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4

ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5

4'-5" SIDEWALK.
- 6

6' SIDEWALK.
- 7

TRASH ENCLOSURE
- 8

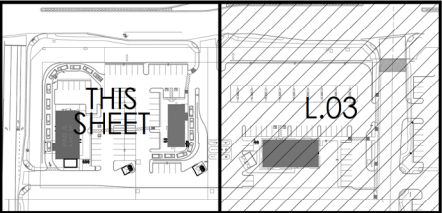
SIGHT LIGHTING FIXTURE (TYPICAL)
- 9

FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL
- 10

PROPOSED TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.
- 11

3'-0" HEIGHT SCREEN WALLS. SEE ARCH. PLANS.
- 12

BIKE RACK

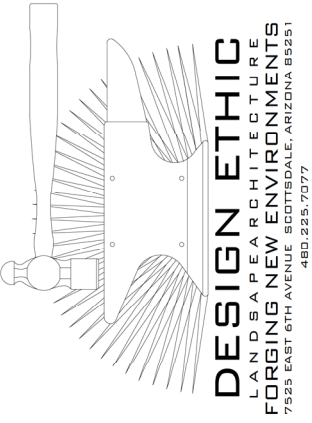


key map



plant legend

	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	11	H., W., CAL. STAKE IN PLACE
	CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	(5 @ 1.0 GPH)	24" BOX	5	H., W., CAL. STAKE IN PLACE
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' DESERT WILLOW	(5 @ 1.0 GPH)	24" BOX 1.5" CAL	5	H., W., CAL. STAKE IN PLACE
	TIPUANA TIPU TIPU TREE	(6 @ 1.0 GPH)	24" BOX	36	H., W., CAL. STAKE IN PLACE
	OLEA EUROPAEA SWAN HILL OLIVE	(6 @ 1.0 GPH)	24" BOX	12	H., W., CAL. STAKE IN PLACE
	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM	(5 @ 1.0 GPH)	24" BOX	6	H., W., CAL. STAKE IN PLACE
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(5 @ 1.0 GPH)	24" BOX 1.5" CAL	26	H., W., CAL. STAKE IN PLACE
shrubs					
	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	20	PLANT AT 5' O.C.
	BOUGAINVILLEA 'ROSENKA' ROSENKA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	11	PLANT AT 5' O.C.
	BOUGAINVILLEA 'ROYAL PURPLE' ROYAL PURPLE BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	49	TRAIN TO WALL
	CORDIA PARVIFOLIA LITTLELEAF CORDIA	(1 @ 1.0 GPH)	5 GAL.	42	PLANT AT 5' O.C.
	EREMOPHILA SP. VALENTINE	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 4' O.C.
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	29	PLANT AT 8' O.C.
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	41	PLANT AT 4' O.C.
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 'LYNN'S LEGACY' LEUCOPHYLLUM	(1 @ 1.0 GPH)	5 GAL.	53	PLANT AT 4' O.C.
	RUELLIA PENINSULARIS BAJA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	17	PLANT AT 4' O.C.
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	22	PLANT AT 8' O.C.
	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	23	PLANT AT 7' O.C.
accents					
	AGAVE AMERICANA CENTURY PLANT	(1 @ 1.0 GPH)	5 GAL.	84	PLANT AT 6' O.C.
	AGAVE PARRYI NEOMEXICANA PARRY'S AGAVE	(1 @ 1.0 GPH)	5 GAL.	130	PLANT AT 3' O.C.
	ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	156	PLANT AT 3' O.C.
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	18	PLANT AT 5' O.C.
	DASYLIRION QUADRANGULATUM MEXICAN GRASS TREE	(1 @ 1.0 GPH)	5 GAL.	39	PLANT AT 5' O.C.
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	78	PLANT AT 4' O.C.
	HESPERALOE PARVIFLORA BRAKELIGHTS® RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	52	PLANT AT 3' O.C.
	HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA	(1 @ 1.0 GPH)	5 GAL.	65	PLANT AT 3' O.C.
	PEDILANTHUS MACROCARPUS SLIPPER PLANT	(1 @ 1.0 GPH)	5 GAL.	61	PLANT AT 3' O.C.
	MUHLENBERGIA CAPILLARIS DWARF REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	34	PLANT AT 3' O.C.
groundcover					
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1 @ 1.0 GPH)	1 GAL.	83	PLANT AT 4' O.C.
	LANTANA MONTEVIDENSIS PURPLE LANTANA	(1 @ 1.0 GPH)	1 GAL.	124	PLANT AT 4' O.C.
	LANTANA 'ALBA' WHITE LANTANA	(1 @ 1.0 GPH)	1 GAL.	21	PLANT AT 4' O.C.
	SPHAGNETICOLA TRILOBATA YELLOW DOT	(1 @ 1.0 GPH)	1 GAL.	19	PLANT AT 6' O.C.
inerts					
	DECOMPOSED GRANITE EXPRESS BROWN		1/2" SCREEN	54,384 S.F.	2" MINIMUM IN ALL PLANTERS



VERTICAL
DESIGN STUDIOS

4650 E. Cotton Center Blvd. Ste. 130
Phoenix, Arizona 85040
Ph 602.395.1000 . Fax 602.395.1005

CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

MELROSE & VAL VISTA
NEC VAL VISTA DR & MELROSE
GILBERT, AZ 85297

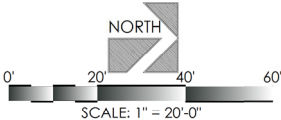
PRELIMINARY LANDSCAPE PLAN

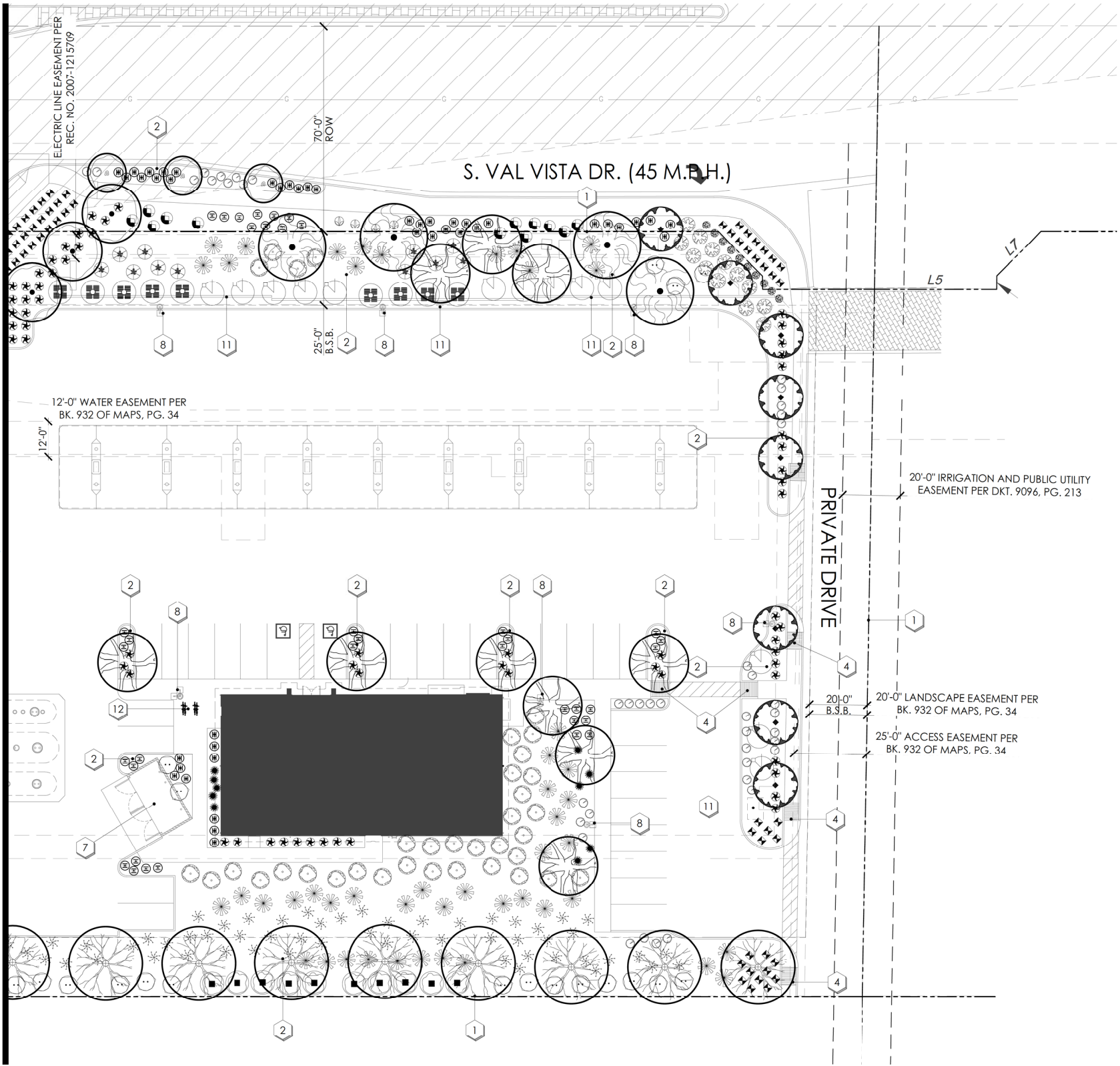
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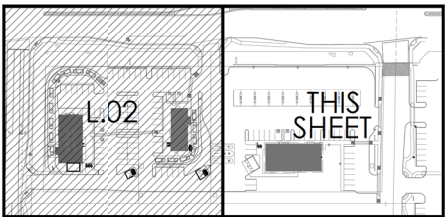
JOB NO: 19-054
DATE: 08.19.2020
DRAWN BY: B. PAUL

SHEET
L.02 of L.03





- planting key notes**
- 1 PROPERTY LINE / RIGHT OF WAY LINE
 - 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
 - 3 SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
 - 4 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
 - 5 4'-5" SIDEWALK.
 - 6 6' SIDEWALK.
 - 7 TRASH ENCLOSURE
 - 8 SIGHT LIGHTING FIXTURE (TYPICAL)
 - 9 FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL
 - 10 PROPOSED TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.
 - 11 3'-0" HEIGHT SCREEN WALLS. SEE ARCH. PLANS.
 - 12 BIKE RACK



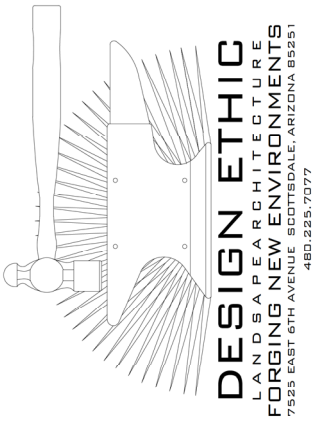
key map



not to scale

plant legend

	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	11	H., W., CAL. STAKE IN PLACE
	CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	(5 @ 1.0 GPH)	24" BOX	5	H., W., CAL. STAKE IN PLACE
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' DESERT WILLOW	(5 @ 1.0 GPH)	24" BOX 1.5" CAL	5	H., W., CAL. STAKE IN PLACE
	TIPUANA TIPU TIPU TREE	(6 @ 1.0 GPH)	24" BOX	36	H., W., CAL. STAKE IN PLACE
	OLEA EUROPAEA SWAN HILL OLIVE	(6 @ 1.0 GPH)	24" BOX	12	H., W., CAL. STAKE IN PLACE
	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM	(5 @ 1.0 GPH)	24" BOX	6	H., W., CAL. STAKE IN PLACE
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VERTICAL
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4650 E. Cotton Center Blvd. Ste. 130
Phoenix, Arizona . 85040
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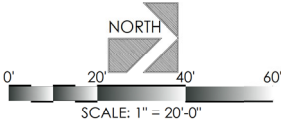
PROJECT: MELROSE & VAL VISTA
NEC VAL VISTA DR & MELROSE
GILBERT, AZ 85297

SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

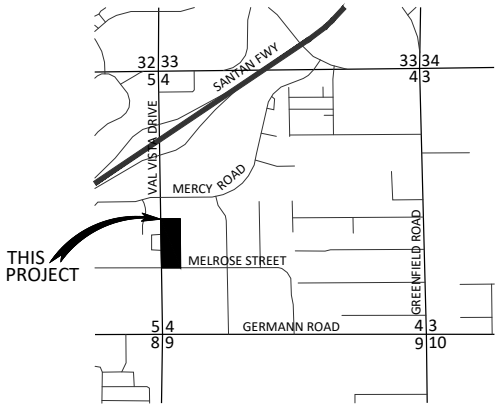
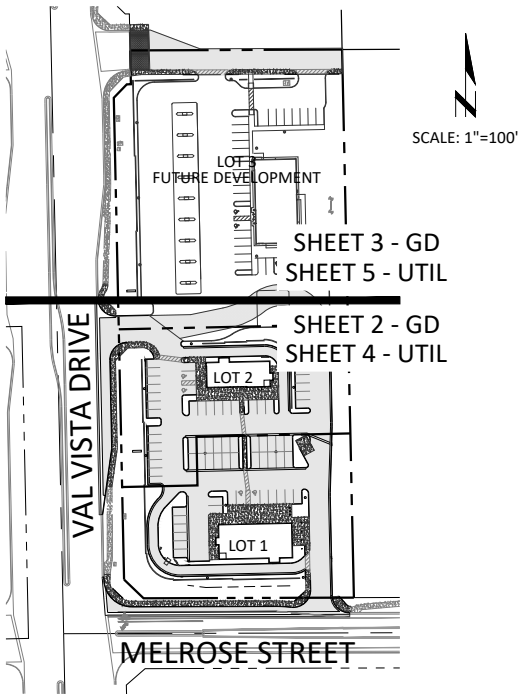
JOB NO: 19-054
DATE: 08.19.2020
DRAWN BY: B. PAUL

SHEET
L.03 of L.03



PRELIMINARY IMPROVEMENT PLAN for MELROSE COMMERCIAL - LOTS 1-3

3725 - 3785 SOUTH VAL VISTA DRIVE GILBERT, ARIZONA
A PORTION SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



NO.	DATE	REVISION

PRELIMINARY IMPROVEMENT PLAN for
MELROSE COMMERCIAL
3725 - 3785 SOUTH VAL VISTA DRIVE GILBERT, ARIZONA

cover

PROJECT INFORMATION

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF TWO NEW SINGLE-STORY
DRIVE-THRU RESTAURANT BUILDINGS WITH ALL REQUIRED GRADING & DRAINAGE,
PARKING, UTILITY AND PAVING REQUIREMENTS

ADDRESS:
3725 - 3785 SOUTH VAL VISTA DRIVE
GILBERT, ARIZONA 85297

APN: 304-53-566
304-53-567

ZONING: BP

SITE AREA: 161,118 SF (3.70 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
SUPERIOR SURVEYING SERVICES, INC.
2122 WEST LONE CACTUS DRIVE, SUITE 11
PHOENIX, ARIZONA 85027
PH: 623-869-0223
CONTACT: DAVID S. KLEIN, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF VAL
VISTA DRIVE, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF
SECTION 4, USING A BEARING OF NORTH 01°13'19" WEST, AS PER THE REPLAT OF
"AMENDED FINAL PLAT OF MERCY POINT MEDICAL CENTER A CONDOMINIUM" IN
BOOK 1353 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION POINT 20526-1, BEING A 3" TOWN OF
GILBERT BRASS CAP IN HANDHOLE 0.4' DOWN, MARKING THE NORTHEAST CORNE
OF SECTION 9, HAVING AN ELEVATION OF 1294.233', (NAVD88).

BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE MARICOPA COUNTY DEPARTMENT OF
TRANSPORTATION POINT 20526-1, BEING A 3" TOWN OF GILBERT BRASS CAP IN
HANDHOLE 0.4' DOWN, MARKING THE NORTHEAST CORNE OF SECTION 9, HAVING
AN ELEVATION OF 1294.233', (NAVD88).

LEGAL DESCRIPTION

LOTS 1 AND 2, OF A RE-PLAT OF PORTIONS OF AMENDED FINAL PLAT OF MERCY
POINT MEDICAL CENTER A CONDOMINIUM, RECORDED IN BOOK 1353 OF MAPS,
PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN THE
SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT RETENTION

THE REQUIRED RETENTION IS FOR THE 50-YEAR, 24-HOUR STORM.

50-YR, 24-HR RETENTION VOLUME:
VOLUME [CF] = C x (P [IN] / 12) x AREA [SF]

FUTURE GAS STATION DEVELOPMENT AT THE NORTH TEMPORARY BASIN

REQUIRED VOLUME :
V = 0.57 x (3.00/12) x 80,420 = 11,460 CF

PROVIDED VOLUME:
13,110 CF PROVIDED VIA A TEMPORARY SURFACE RETENTION BASIN

TOTAL VOLUME TO BE RETAINED ONSITE

OFFSITE REQUIRED VOLUME:
V = 0.88 x (3.00/12) x 62,787 = 13,814 CF

ONSITE REQUIRED VOLUME:
V = 0.78 x (3.00/12) x 80,992 CF = 15,794 CF

TOTAL REQUIRED VOLUME:
13,814 CF + 15,794 CF = 29,608 CF

PROVIDED VOLUME:
38,700 CF VIA 493 LF EXISTING 120" DIAMETER UNDERGROUND RETENTION
TANK INSTALLED AS PART OF THE MERCY POINT MEDICAL CENTER PROJECT,
TOWN OF GILBERT #SP1096 + 6,330 CF VIA A SERIES OF SURFACE RETENTION
BASINS, WHICH SHALL BE EQUALIZED TO ACT AS ONE BASIN FOR A TOTAL
PROVIDED VOLUME OF 45,030 CF.

DRYWELL CALCULATIONS

TOTAL VOLUME = 29,608 CF

DRYWELL DISSIPATION RATE = 0.3 CFS (0.1 CFS/ DRYWELL WITH THREE DRYWELLS)

TIME [SEC] = VOLUME [CF] / RATE [CFS]

t = 29,608 / 0.3 = 98,694 SEC = 27.4 HOURS

DRAINAGE STATEMENT

-SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA
-OFFSITE FLOWS EFFECT THIS SITE FROM ADJACENT ROADWAYS. THIS IS INCLUDED
IN THE PROVIDED RETENTION ONSITE
-RETENTION PROVIDED IS 50-YR, 24-HR
-EXTREME STORM OUTFALLS THE SITE AT THE NORTHWEST CORNER OF THE SITE,
NEAR THE EXISTING CURB INLET CATCH BASIN ALONG VAL VISTA, AT THE
ELEVATION OF 1278.00

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD
INSURANCE RATE MAP PANEL NUMBER 04013C2742M, DATED NOVEMBER 4, 2015
THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD
WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS
THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL
CHANCE FLOOD.

LEGEND

---	PROJECT RIGHT-OF-WAY		EXISTING FIRE HYDRANT
---	EXISTING RIGHT-OF-WAY		EXISTING TRANSFORMER
---	PROJECT/NEW PROPERTY LINE		EXISTING SIGN
---	EXISTING PROPERTY LINE		EXISTING STREET LIGHT
---	ROADWAY CENTERLINE		EXISTING ELECTRIC PULL BOX
---	FLOW-LINE		EXISTING COMMUNICATION PEDESTAL
---	EXISTING EASEMENT		EXISTING COMMUNICATION PULL BOX/VAULT
---	EXISTING CONTOUR		EXISTING LIGHT PULL BOX
---	NEW CONTOUR		NEW SEWER MANHOLE
---	EXISTING CONCRETE		NEW SEWER CLEANOUT
---	EXISTING WALL		NEW WATER VALVE
---	NEW ASPHALT		NEW WATER METER
---	NEW RIP RAP		NEW BACKFLOW PREVENTER
---	NEW WALL		NEW FIRE HYDRANT
---	EXISTING CURB		NEW FIRE CONNECTION
---	NEW CURB		NEW DRYWELL
---	NEW PAINT STRIPE		NEW SIGN
---	EXISTING UNDERGROUND ELECTRIC		NEW SITE LIGHT
---	EXISTING COMMUNICATION LINE		SURVEY MONUMENT AS NOTED
---	EXISTING SEWER LINE		SPOT ELEV. (EXIST. GRADE)
---	EXISTING WATER LINE		SPOT ELEV. (NEW GRADE)
---	EXISTING GAS LINE		RIGHT-OF-WAY
---	NEW STORM DRAIN PIPE		BACK OF CURB
---	NEW SEWER LINE		RECORDED VALUE
---	NEW WATER LINE		MEASURED VALUE
---	NEW FIRE SERVICE		PAVEMENT (ASPHALT)
---	NEW FIRE CONNECTION LINE		CONCRETE
---	EXISTING SEWER MANHOLE		GUTTER
---	EXISTING SEWER STUB		TOP OF CURB
---	EXISTING WATER STUB		FINISHED GRADE
---	EXISTING WATER VALVE		LOW POINT
---	EXISTING WATER METER		HIGH POINT
---	EXISTING BACKFLOW PREVENTER		GRADE BREAK
---			FINISHED FLOOR ELEVATION
---			GRATE
---			PUBLIC UTILITY EASEMENT
---			MATCH EXISTING
---			RIM
---			INVERT
---			LENGTH
---			SLOPE

OWNER/DEVELOPER

AVALON DEVELOPMENT
7333 EAST DOUBLETREE RANCH ROAD
SUITE 140
SCOTTSDALE, ARIZONA 85258
PH: 480-376-8750
ATTN: CHARLIE PELLETIER

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT
4450 NORTH 12TH STREET, #228
PHOENIX, ARIZONA 85014
PH: 623-282-2498
ATTN: JEFF HUNT, PE

ARCHITECT

VERTICAL DESIGN STUDIOS
4650 EAST COTTON CENTER BOULEVARD
PHOENIX, ARIZONA 85040
PH: 602-395-1000
ATTN: TRISH FLOWER

UTILITIES

WATER: TOWN OF GILBERT
SEWER: TOWN OF GILBERT
ELECTRIC: SALT RIVER PROJECT
GAS: SOUTHWEST GAS
TELEPHONE: CENTURYLINK
CABLE: COX COMMUNICATIONS

SHEET INDEX

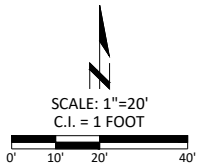
- COVER SHEET
- GRADING AND DRAINAGE PLAN
- GRADING AND DRAINAGE PLAN
- ONSITE UTILITY PLAN
- ONSITE UTILITY PLAN



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DESIGNED:	AS
CHECKED:	JH
DATE:	08-25-2020
JOB NO:	20.005
SHEET NUMBER	



MATCH LINE - SEE SHEET 3



KEYNOTES

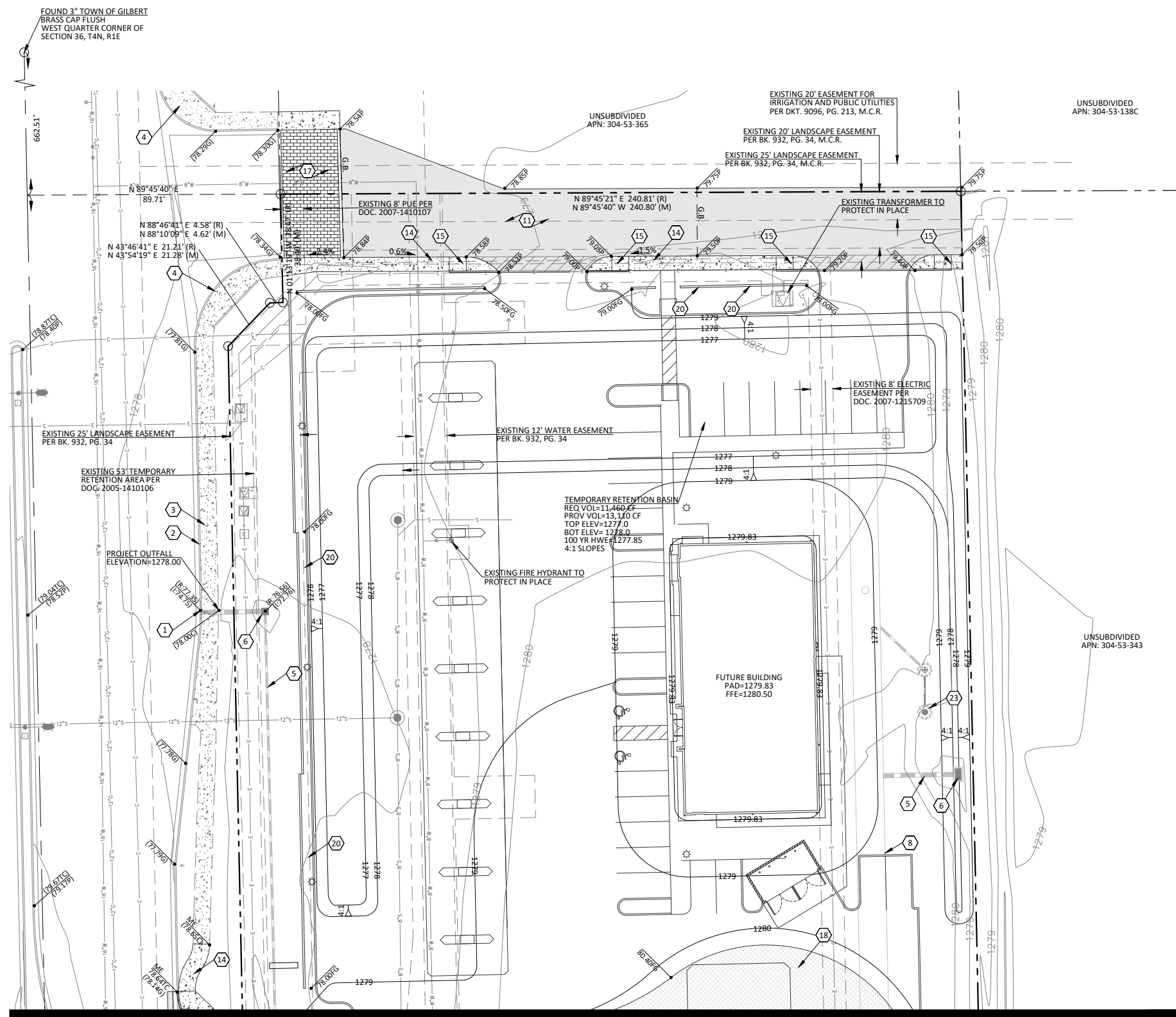
- 1 EXISTING STORM DRAIN CURB INLET TO REMAIN.
- 2 EXISTING CURB TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING ACCESSIBLE RAMP TO REMAIN.
- 5 EXISTING STORM DRAIN PIPE TO REMAIN.
- 6 EXISTING STORM DRAIN CATCH BASIN TO REMAIN.
- 7 EXISTING STORM DRAIN CATCH BASIN TO BE REMOVED AND REPLACED WITH MAG 535.
- 8 EXISTING 120" DIAMETER CMP UNDERGROUND STORMWATER RETENTION CHAMBER. LENGTH=493 LINEAR FEET VOLUME=38,700 CUBIC FEET
- 9 NEW ASPHALT TO REPLACE EXISTING MEDIAN.
- 10 NEW CONCRETE VALLEY GUTTER.
- 11 NEW ASPHALT PAVEMENT.
- 12 NEW CONCRETE VERTICAL CURB.
- 13 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 14 NEW CONCRETE SIDEWALK.
- 15 NEW ACCESSIBLE ACCESS RAMP.
- 16 NEW CURB OPENING AND SPILLWAY.
- 17 NEW DECORATIVE PAVERS.
- 18 NEW STABILIZED DECOMPOSED GRANITE.
- 19 NEW TRASH ENCLOSURE.
- 20 NEW MASONRY SCREEN WALL.
- 21 NEW STORM DRAIN INLET.
- 22 NEW STORM DRAIN PIPE.
- 23 EXISTING DUAL-CHAMBER DRYWELL TO REMAIN.
- 24 NEW DUAL-CHAMBER DRYWELL.
- 25 NEW SINGLE-CHAMBER, REMOTE DRYWELL.
- 26 EXISTING ACCESS RISER LOCATION AND LADDER. NEW RISER TOP AND COVER ADJUSTED TO FINISHED GRADE.



PRELIMINARY IMPROVEMENT PLAN for
MELROSE COMMERCIAL
3725 - 3785 SOUTH VAL VISTA DRIVE GILBERT, ARIZONA
grading and drainage plan



DRAWN: PT
DESIGNED: AS
CHECKED: JH
DATE: 08-25-2020
JOB NO: 20.005
SHEET NUMBER



KEYNOTES

CYPRESS
CIVIL

4450 north 12th street
suite 228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com

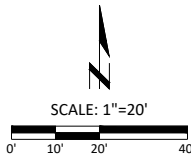
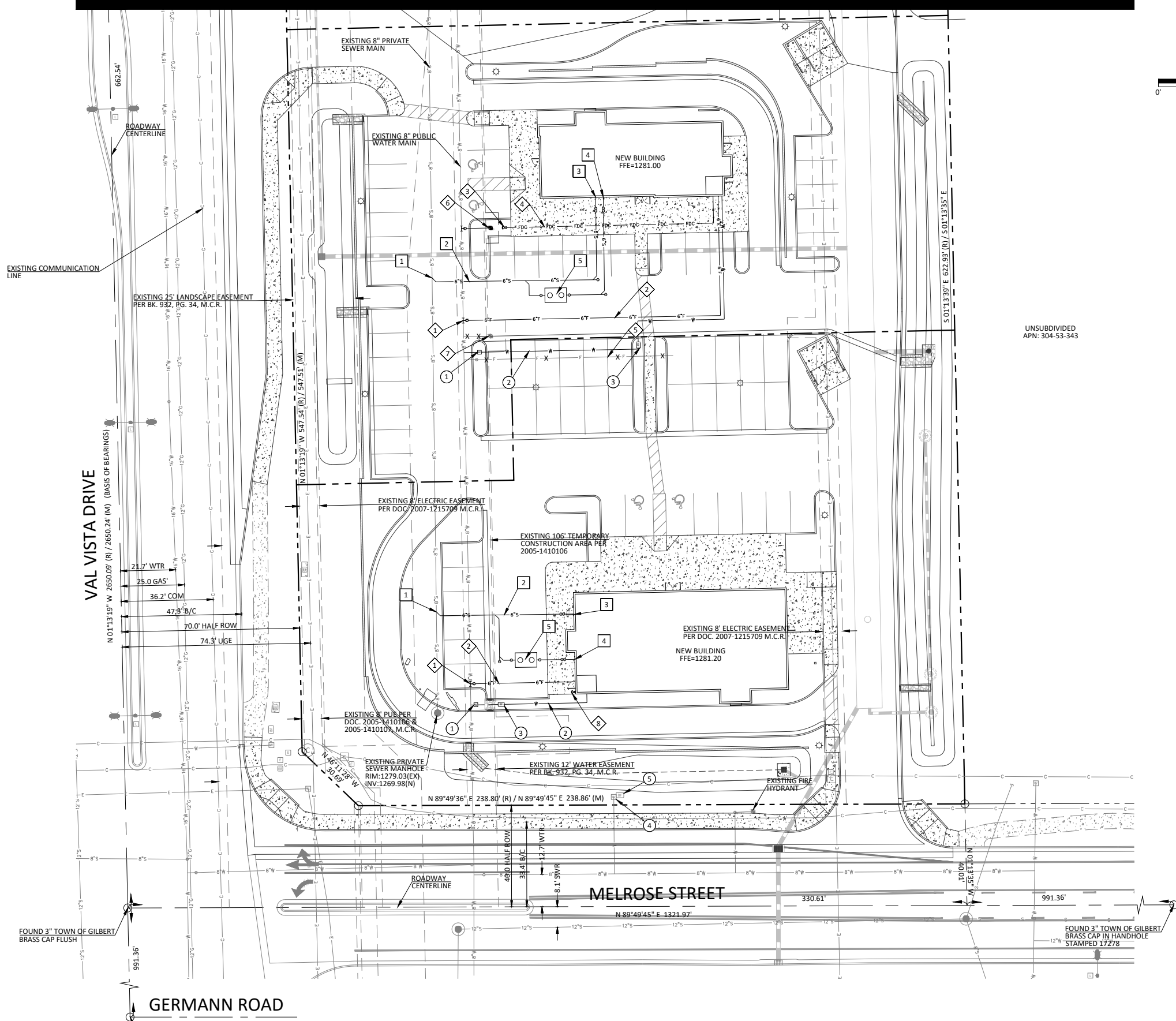
**PRELIMINARY IMPROVEMENT PLAN for
MELROSE COMMERCIAL**
3725 - 3785 SOUTH VAL VISTA DRIVE GILBERT, ARIZONA

grading and drainage plan

DRAWN:	PT
DESIGNED:	AS
CHECKED:	JH
DATE:	08-25-2020
JOB NO:	20.005
SHEET NUMBER	



MATCH LINE - SEE SHEET 5



PRIVATE WATER KEYNOTES

- 1 NEW SERVICE AND METER FOR DOMESTIC WATER SERVICE.
- 2 NEW DOMESTIC WATER LINE.
- 3 NEW DOMESTIC BACKFLOW PREVENTER.
- 4 EXISTING 1" SERVICE AND METER FOR IRRIGATION SERVICE.
- 5 EXISTING 1" IRRIGATION BACKFLOW PREVENTER.

ONSITE FIRE LINE KEYNOTES

- 1 CONNECT TO EXISTING 8" WATER FOR FIRE SERVICE.
- 2 NEW 6" DIP FIRE LINE.
- 3 NEW REMOTE FDC LOCATION.
- 4 NEW FDC PIPE.
- 5 EXISTING FIRE LINE TO BE REMOVED. LOCATION APPROXIMATE.
- 6 NEW FIRE HYDRANT.
- 7 EXISTING FIRE HYDRANT TO BE REMOVED.
- 8 NEW BUILDING MOUNTED FDC.

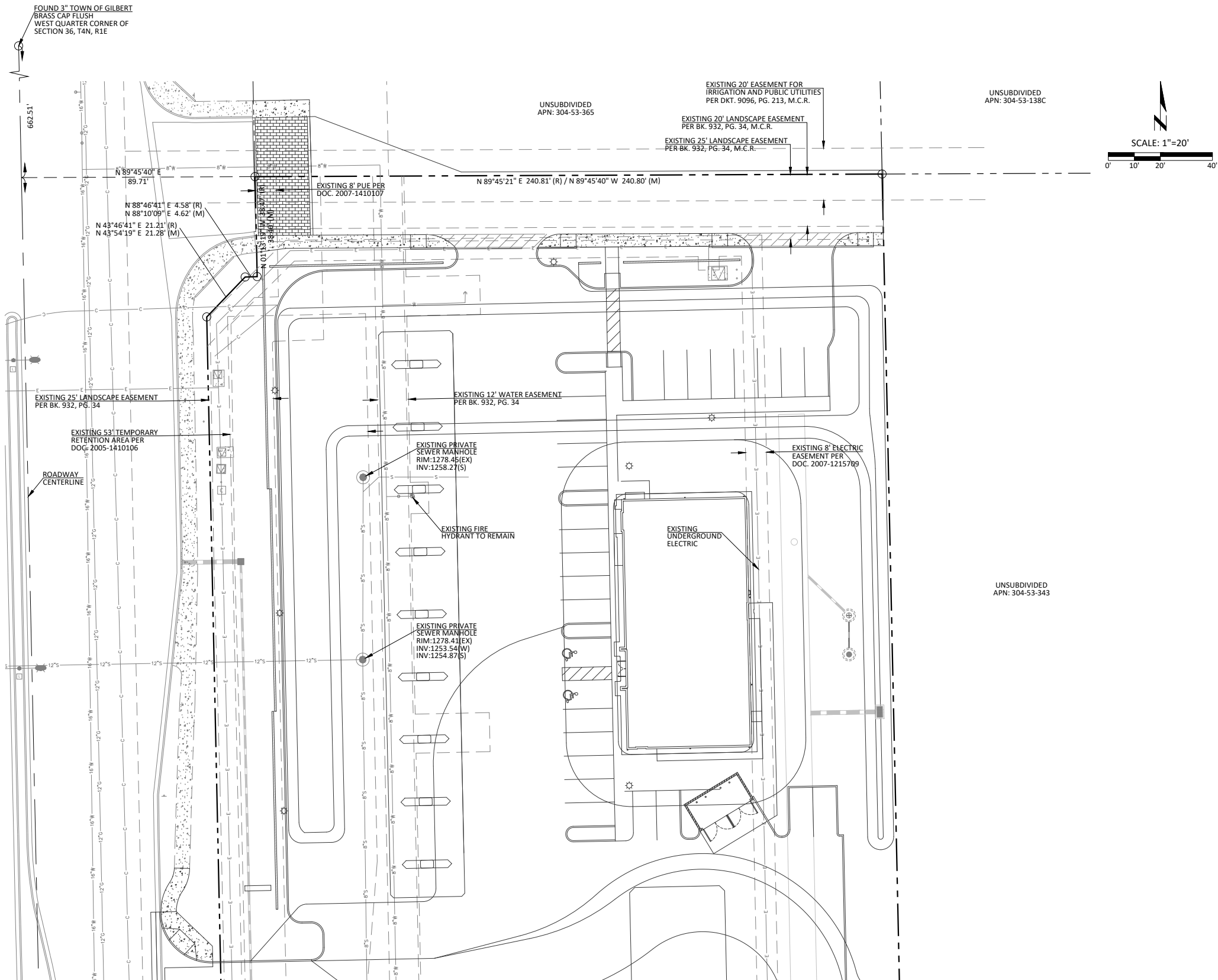
PRIVATE SEWER KEYNOTES

- 1 CONNECT TO EXISTING 8" PVC SEWER MAIN.
- 2 NEW 6" PVC SDR-35 SEWER LINE.
- 3 CONNECT TO BUILDING SANITARY SEWER.
- 4 CONNECT TO KITCHEN WASTE SEWER.
- 5 NEW GREASE INTERCEPTOR.

PRELIMINARY IMPROVEMENT PLAN for
MELROSE COMMERCIAL
3725 - 3785 SOUTH VAL VISTA DRIVE GILBERT, ARIZONA
onsite utility plan



DRAWN: PT
DESIGNED: AS
CHECKED: JH
DATE: 08-25-2020
JOB NO: 20.005
SHEET NUMBER



MATCH LINE - SEE SHEET 2



NO.	DATE	REVISION

**PRELIMINARY IMPROVEMENT PLAN for
MELROSE COMMERCIAL**

3725 - 3785 SOUTH VAL VISTA DRIVE GILBERT, ARIZONA

onsite utility plan



DRAWN: PT
DESIGNED: AS
CHECKED: JH
DATE: 08-25-2020
JOB NO: 20.005
SHEET NUMBER

COLOR/MATERIAL SCHEDULE

COLOR/MATERIALS

- A. FACE BRICK VENEER
- B. ALUMINIUM METAL PANEL - ATAS "SLATE GREY"
- C. DOUGLAS FIR GLULAM WOOD
- D. PAINT FINISH - DARK ENGINE, DE 6350
- E. PAINT FINISH - TWILIGHT TAUPE, DE 6060
- F. STUCCO - CREAM WHITE, DE 6190
- G. STOREFRONT - DARK BRONZED ANODIZED ALUMINUM



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



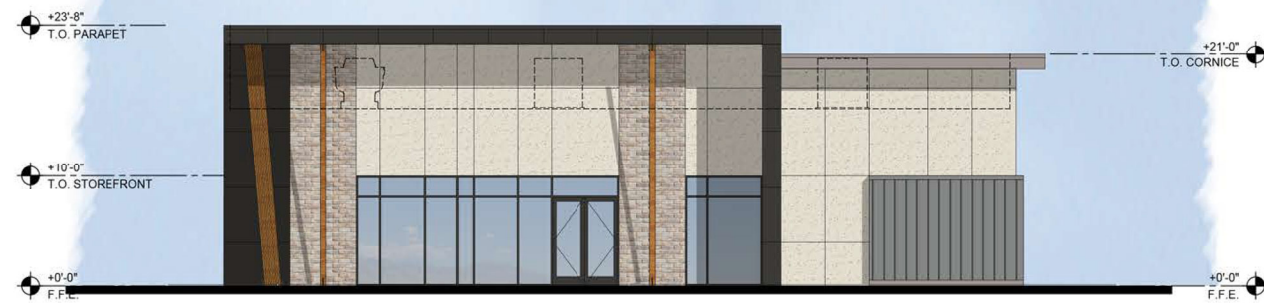
4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



PAD A
3757 South Val Vista Dr,
(NEC S. Val Vista Dr, and E. Melrose St.)
Gilbert, AZ
08.21.2020
PROJECT NO.: 20006



4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"

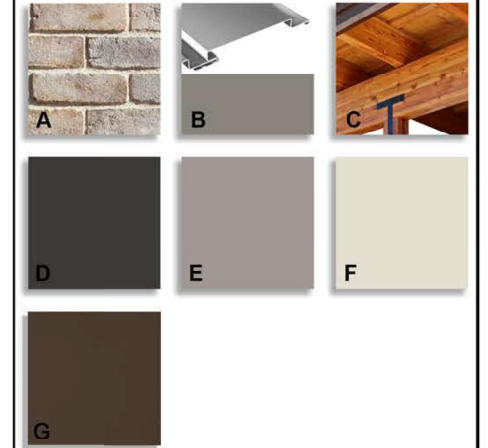


4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

COLOR/MATERIAL SCHEDULE

COLOR/MATERIALS

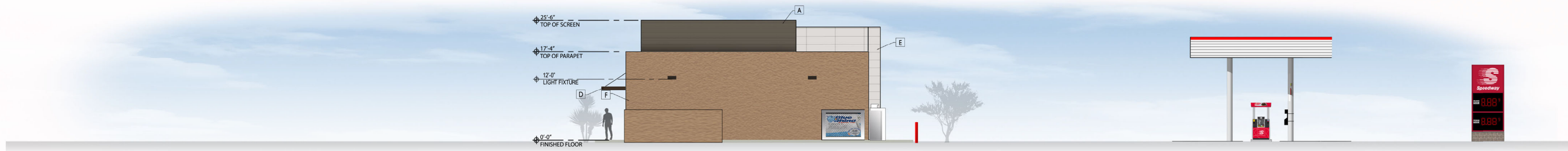
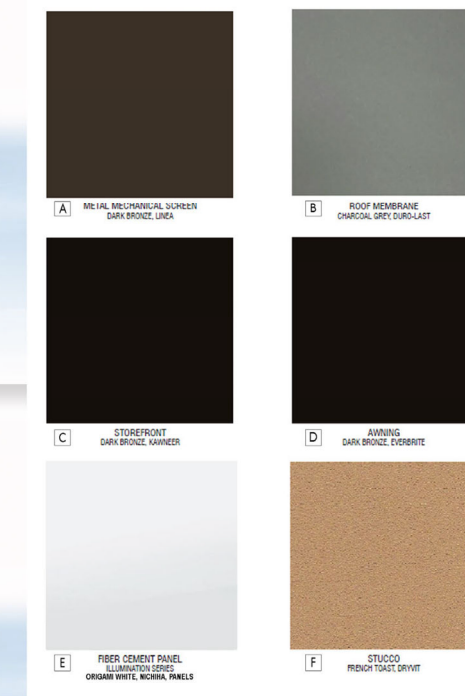
- A. FACE BRICK VENEER
- B. ALUMINIUM METAL PANEL - ATAS " SLATE GRAY"
- C. DOUGLAS FIR GLULAM WOOD
- D. PAINT FINISH - DARK ENGINE, DE 6350
- E. PAINT FINISH - TWILIGHT TAUPE, DE 6060
- F. STUCCO - CREAM WHITE, DE 6190
- G. STOREFRONT - DARK BRONZED ANODIZED ALUMINUM




PAD B
3757 South Val Vista Dr,
(NEC S. Val Vista Dr, and E. Melrose St.)
Gilbert, AZ
08.21.2020
PROJECT NO.: 20006



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[illegible]

BUILDING ELEVATION
NEW BUILD
3757 SOUTH VAL VISTA DRIVE
MARICOPA COUNTY
CITY OF PHOENIX, AZ 85018

STORE OR BLDG. NO.	101192	
VERSION OR PROJECT ID	4600 V2	
SCALE	 $3/8" = 1'-0"$	
DESIGN TEAM	D	
DGNR.	A. WILLIS	08/
P. MGR.		
RVWR.		
DRWG. NO.	101192-ELEV	



El Dorado Stone
Tundra Series
"Latigo" Blend



RMP Metal Products
FW-10 System
"Slate Grey"



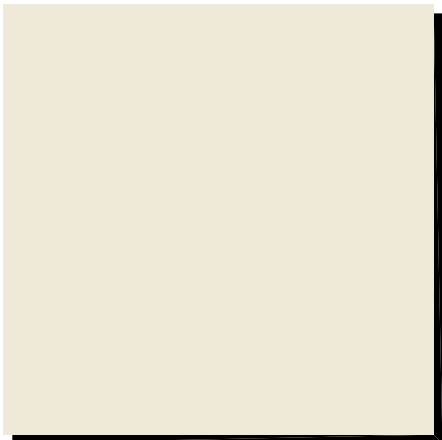
Douglas Fir Glulam
Clear Satin Sealer



Dunn-Edwards Paints
DE6350
"Dark Engine"



Dunn-Edwards Paints
DE6060
"Twilight Taupe"



Dunn-Edwards Paints
DE6190
"Ball of String"

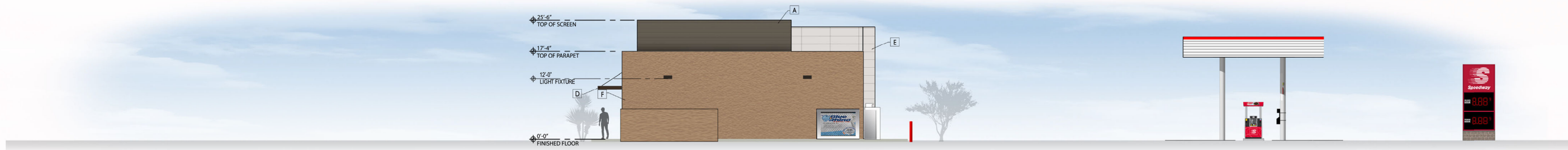
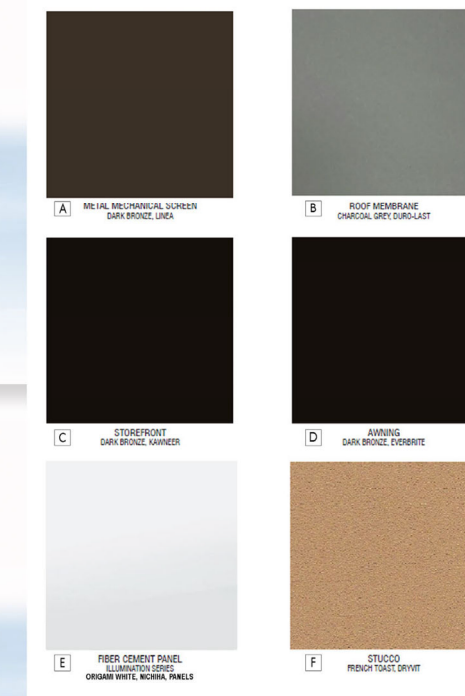


Oldcastle BuildingEnvelope (or Equal)
"Clear Anodized Aluminum"



MATERIAL BOARD
3757 South Val Vista Dr.
(NEC S. Val Vista Dr. and E. Melrose St.)
Gilbert, AZ
08.21.2020
PROJECT NO.: 18085






PAD C - NEC S VAL VISTA DRIVE & MELROSE STREET - GILBERT, AZ

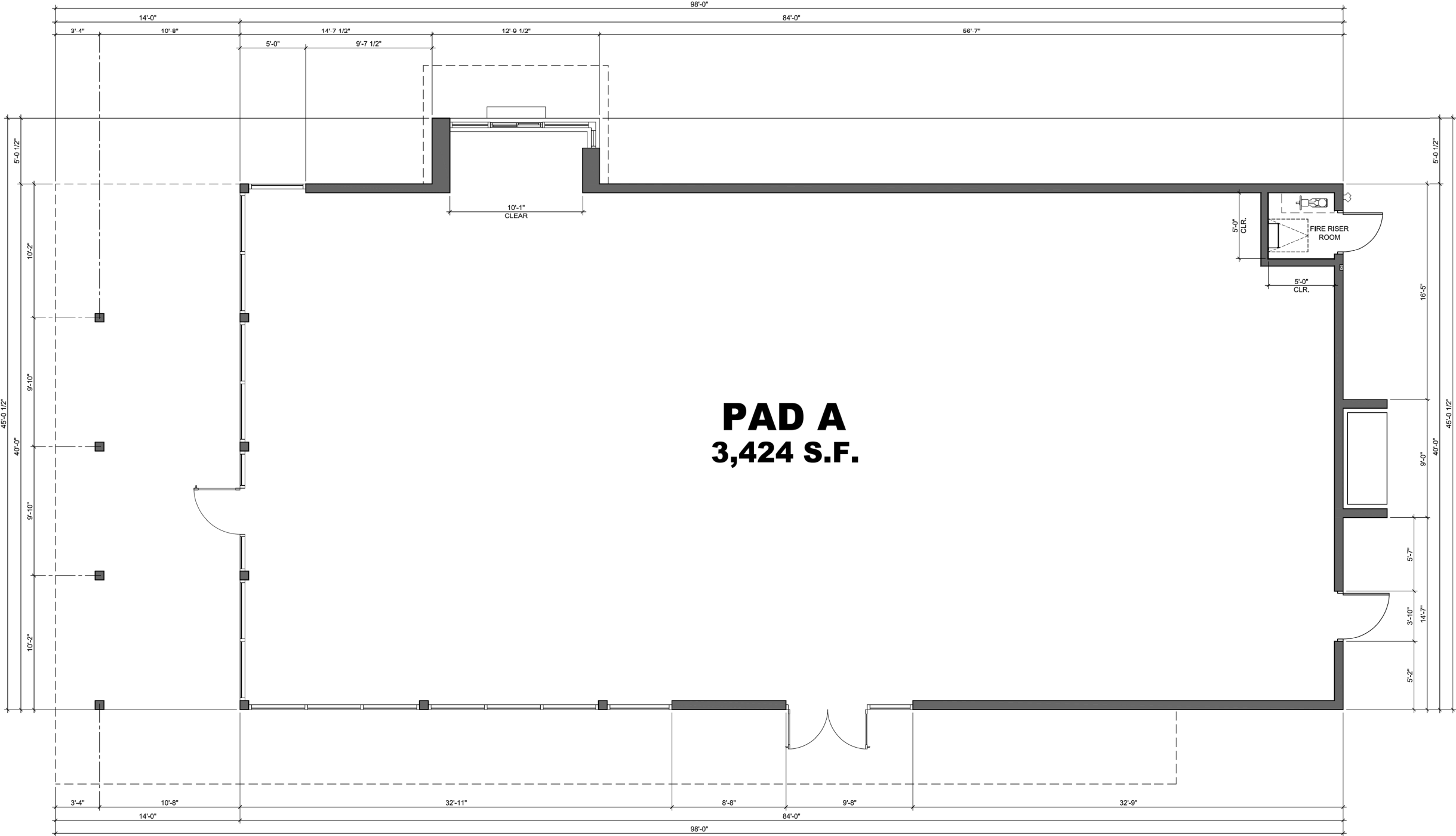
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BUILDING ELEVATION

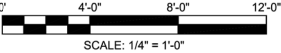
NEW BUILD

**3757 SOUTH VAL VISTA DRIVE
MARICOPA COUNTY
GILBERT, AZ**

STORE OR BLDG NO.	101192		
VERSION OR PROJECT ID	4600 V2		
SCALE	 $3/8" = 1'-0"$		
DESIGN TEAM	DATE		
DGNR.	A. WILLIS		08/25/20
P. MGR.			
RVMR.			
DRWG. NO.	101192-ELEV		



CONCEPTUAL FLOOR PLAN - PAD A
SCALE: 1/4" = 1'-0"



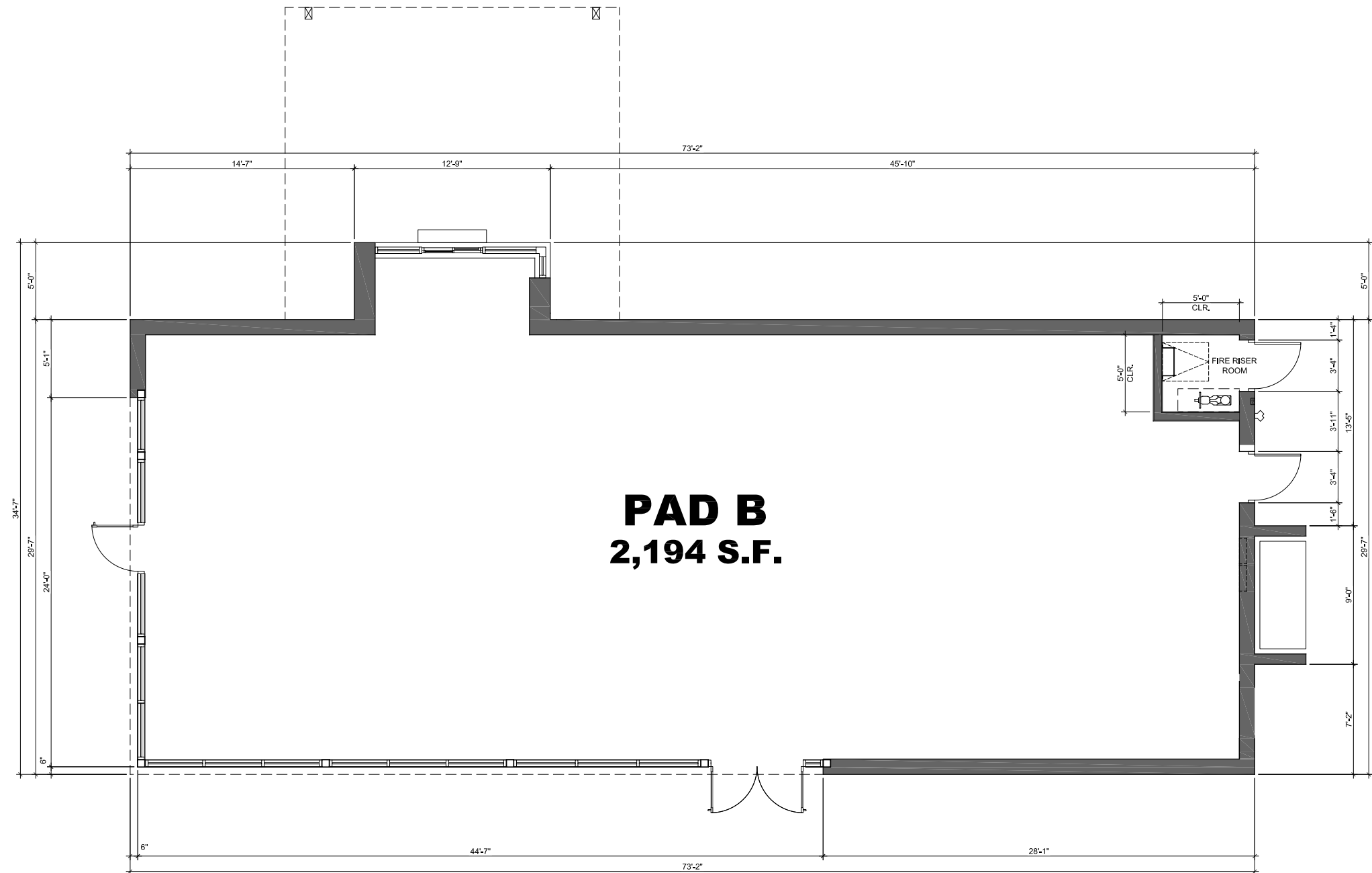
CONCEPTUAL FLOOR PLAN - PAD A

3757 South Val Vista Dr.
(NEC S. Val Vista Dr. and E. Melrose St.)
Gilbert, AZ

8.21.2020
PROJECT NO.: 20063

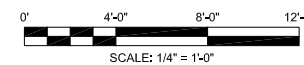


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PAD B
2,194 S.F.

CONCEPTUAL FLOOR PLAN - PAD B
 SCALE: 1/4" = 1'-0"



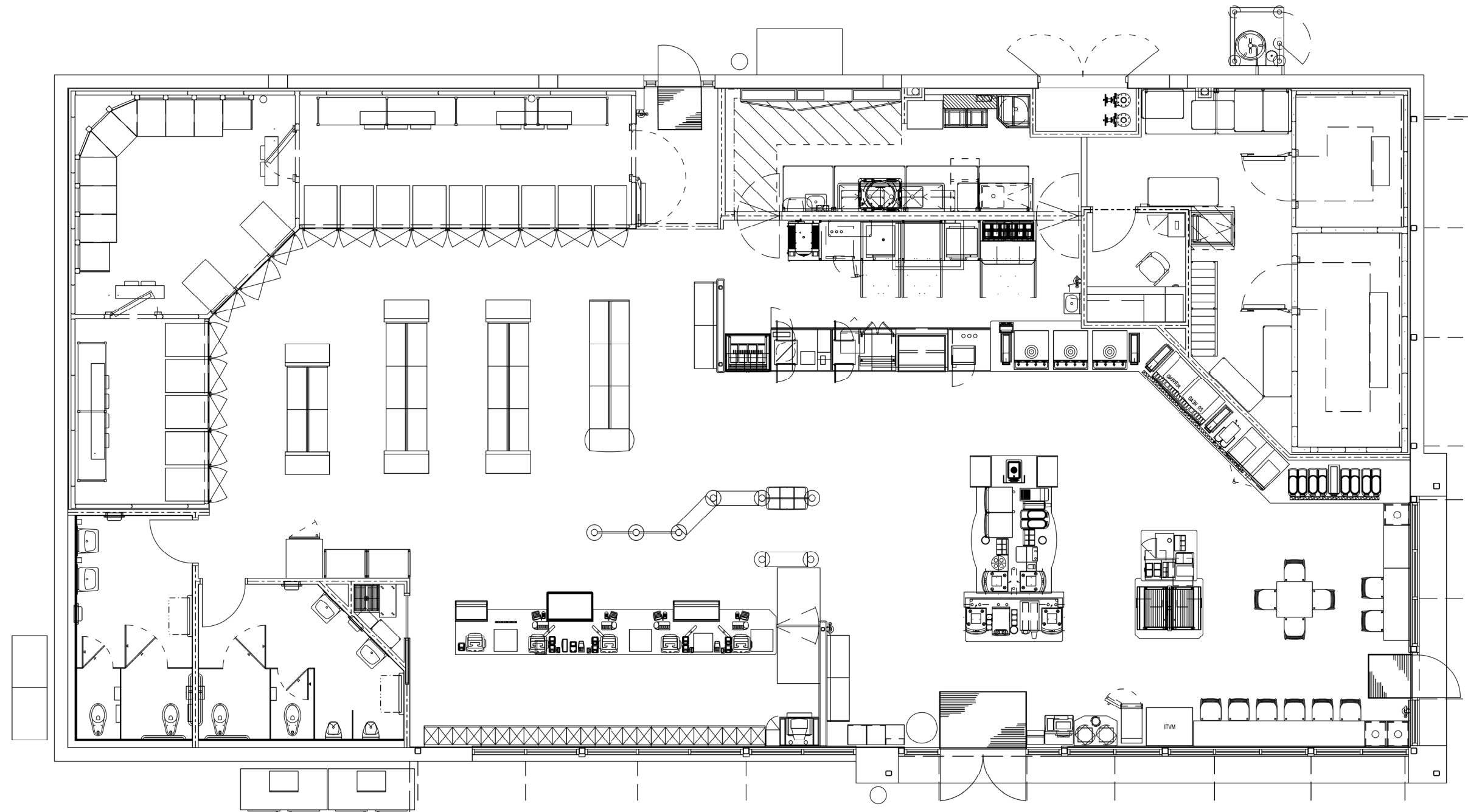
CONCEPTUAL FLOOR PLAN - PAD B

3757 South Val Vista Dr.
 (NEC S. Val Vista Dr. and E. Melrose St.)
 Gilbert, AZ

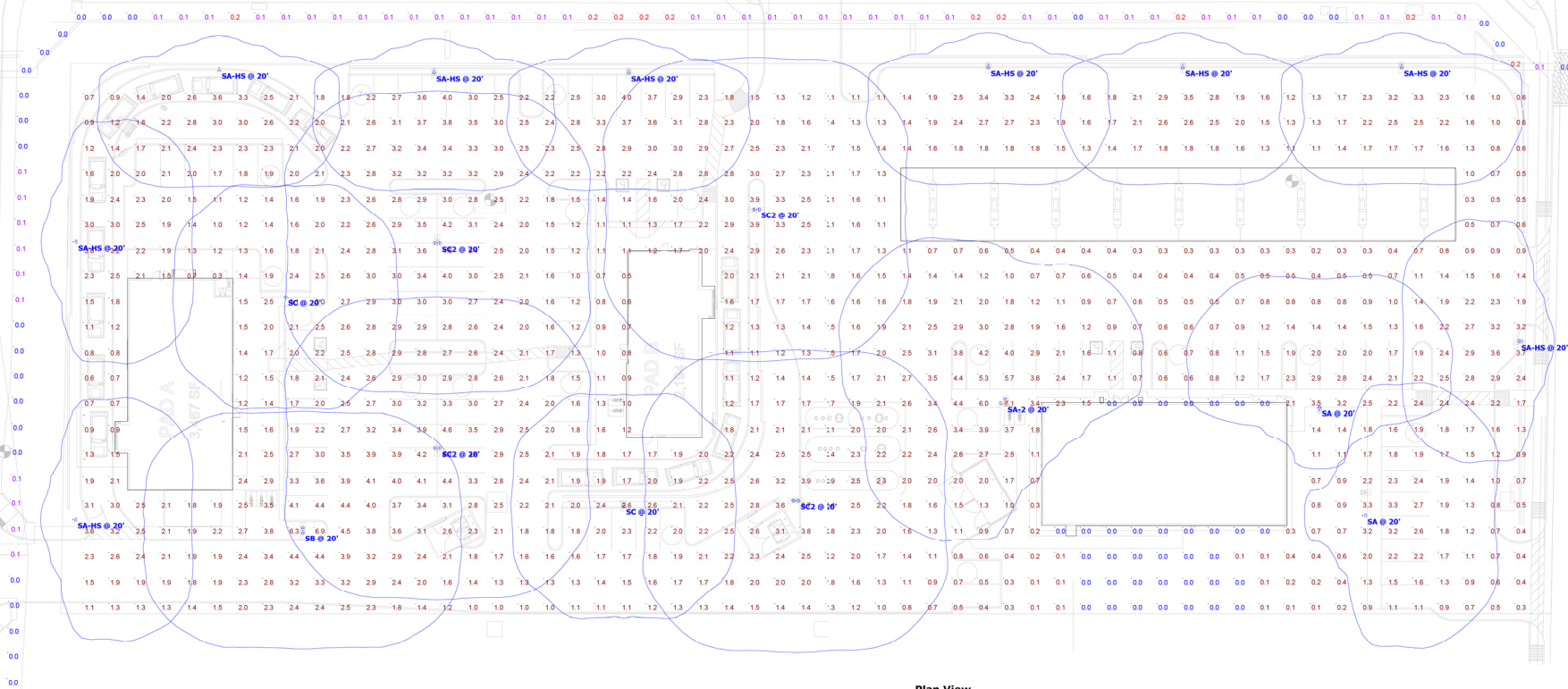
8.21.2020
 PROJECT NO.: 20063










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CONCEPTUAL FLOOR PLAN - PAD C



Plan View
Scale - 1" = 30ft

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	2	LITHONIA	DSX0 LED P5 40K T4M MVOLT SPA (FINSH) / SSS 17.5" POLE WITH 2.5' BASE	POLE MOUNTEE LUMINAIRE WITH TYPE 4 MEDIUM OPTICS, MOUNTED @ 20' AFG	4000K LED	1	DSX0_LED_P5_40K_T4M_MVOL T.ies	11433	0.91	89
	SA-HS	9	LITHONIA	DSX0 LED P5 40K T4M MVOLT HS SPA (FINSH) / SSS 17.5" POLE WITH 2.5' BASE	POLE MOUNTEE LUMINAIRE WITH TYPE 4 MEDIUM OPTICS AND HOUSING SIDE SHIELD, MOUNTED @ 20' AFG	4000K LED	1	DSX0_LED_P5_40K_T4M_MVOL T_HS.ies	8873	0.91	89
	SA-2	1	LITHONIA	TWIN HEAD DSX0 LED P5 40K T4M MVOLT SPA (FINSH) / SSS 17.5" POLE WITH 2.5' BASE	TWIN HEAD 2 @ 90 DEG. POLE MOUNT LUMINAIRE WITH T4 MEDIUM OPTICS, MOUNTED @ 20' AFG	4000K LED	1	DSX0_LED_P5_40K_T4M_MVOL T.ies	11433	0.91	178
	SB	1	LITHONIA	DSX0 LED P5 40K T3M MVOLT SPA (FINSH) / SSS 17.5" POLE WITH 2.5' BASE	TWIN HEAD POLE MOUNT LUMINAIRE WITH T3 MEDIUM OPTICS, MOUNTED @ 20' AFG	4000K LED	1	DSX0_LED_P5_40K_T3M_MVOL T.ies	11346	0.91	178
	SC	2	LITHONIA	DSX0 LED P5 40K T5W MVOLT SPA (FINSH) / SSS 17.5" POLE WITH 2.5' BASE	POLE MOUNTED LUMINAIRE WITH T5 WIDE OPTICS, MOUNTED @ 20' AFG	4000K LED	1	DSX0_LED_P5_40K_T5W_MVO LT.ies	12047	0.91	89
	SC2	4	LITHONIA	TWIN HEAD DSX0 LED P5 40K T5W MVOLT SPA (FINSH) / SSS 17.5" POLE WITH 2.5' BASE	TWIN HEAD POLE MOUNT LUMINAIRE WITH T5 WIDE OPTICS, MOUNTED @ 20' AFG	4000K LED	1	DSX0_LED_P5_40K_T5W_MVO LT.ies	12047	0.91	178
	SD	0	GOTHAM	EVO 40/20 GAR WD LSS MVOLT GZ10	4000K, 2000LM, CR180, 6IN CLEAR, WIDE DIST, SEMI-SPEC	4000K LED	1	EVO_40_20_6A R_WD_LSS.ies	2095	0.91	23.2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
SITE	+	1.9 fc	7.1 fc	0.0 fc	N/A	N/A

18085-Val Vista & Melrose - Site



D-Series Size 0 LED Area Luminaire



Catalog Number
Notes
Type

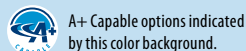
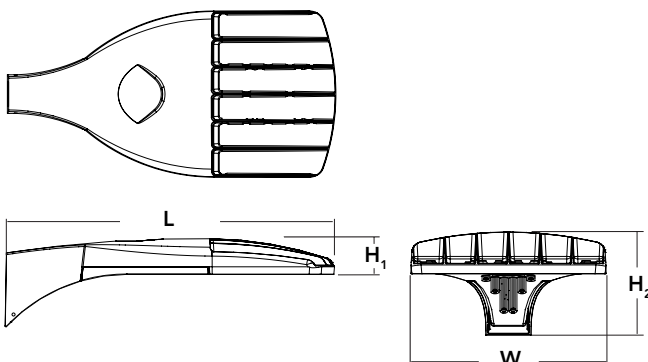
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA:	0.95 ft ² (.09 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height ₁ :	3" (7.62 cm)
Height ₂ :	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED												
Series	LEDs	Color temperature	Distribution			Voltage	Mounting					
DSX0 LED	Forward optics		30K	3000 K	T1S	Type I short (Automotive)	T5S	Type V short ²	MVOLT ^{4,5}	Shipped included		
	P1	P4	P7	40K	4000 K	T2S	Type II short	T5M	Type V medium ²	120 ⁵	SPA	Square pole mounting
	P2	P5		50K	5000 K	T2M	Type II medium	T5W	Type V wide ²	208 ⁵	RPA	Round pole mounting
	P3	P6				T3S	Type III short	BLC	Backlight control ³	240 ⁵	WBA	Wall bracket ²
	Rotated optics					T3M	Type III medium	LCCO	Left corner cutoff ³	277 ⁵	SPUMBA	Square pole universal mounting adaptor ⁷
	P10 ¹	P12 ¹				T4M	Type IV medium	RCCO	Right corner cutoff ³	347 ^{5,6}	RPUMBA	Round pole universal mounting adaptor ⁷
	P11 ¹	P13 ¹				TFTM	Forward throw medium			480 ^{5,6}	Shipped separately	
						T5VS	Type V very short ²				KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁸

Control options		Other options		Finish <i>(required)</i>	
Shipped installed		PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{15,16}	Shipped installed	DDBXD Dark bronze
NLTAIR2	nLight AIR generation 2 enabled ^{9,10}	PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{15,16}	HS House-side shield ¹⁸	DBLXD Black
PIRHN	Network, high/low motion/ambient sensor ¹¹	PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{15,16}	SF Single fuse (120, 277, 347V) ⁵	DNAXD Natural aluminum
PER	NEMA twist-lock receptacle only (control ordered separate) ¹²	PIRH1FC3V	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{15,16}	DF Double fuse (208, 240, 480V) ⁵	DWHXD White
PER5	Five-pin receptacle only (control ordered separate) ^{12,13}	FAO	Field adjustable output ¹⁷	L90 Left rotated optics ¹	DDBTXD Textured dark bronze
PER7	Seven-pin receptacle only (leads exit fixture) (control ordered separate) ^{12,13}			R90 Right rotated optics ¹	DBLBXD Textured black
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) ¹⁴			DDL Diffused drop lens ¹⁸	DNATXD Textured natural aluminum
				Shipped separately	DWHGXD Textured white
				BS Bird spikes ¹⁹	
				EGS External glare shield	



Ordering Information

Accessories

Ordered and shipped separately.

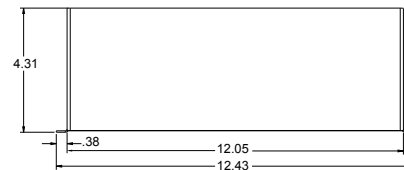
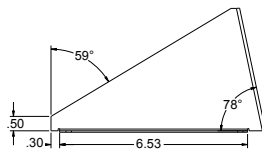
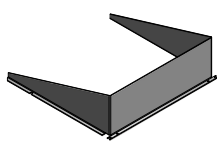
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁰
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁰
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁰
DSHORT SBK U	Shorting cap ²⁰
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 ¹⁸
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 ¹⁸
DSX0HS 40C U	House-side shield for P5,P6 and P7 ¹⁸
DSX0DDL U	Diffused drop lens (polycarbonate) ¹⁸
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²¹
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷
DSX0EGS (FINISH) U	External glare shield

For more control options, visit [DTL](#) and [ROAM](#) online.
Link to [nLight Air 2](#)

NOTES

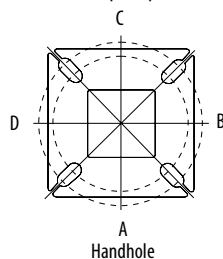
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available with BL30, BL50 or PNMT options.
- Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

EGS – External Glare Shield



Drilling

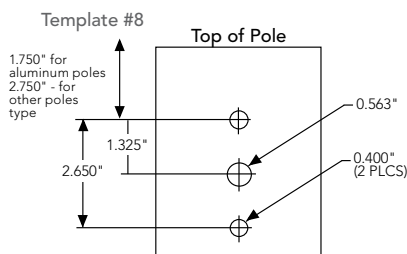
HANDHOLE ORIENTATION (from top of pole)



Tenon Mounting Slipfitter

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

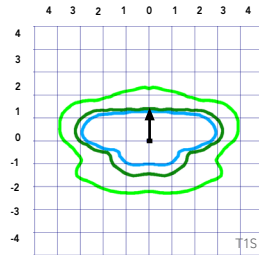
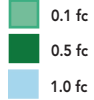


Photometric Diagrams

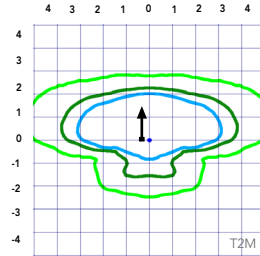
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 0 homepage](#).

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

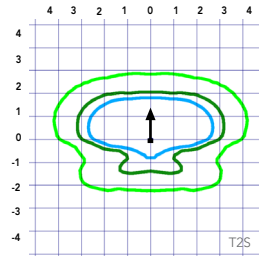
LEGEND



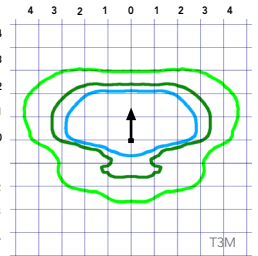
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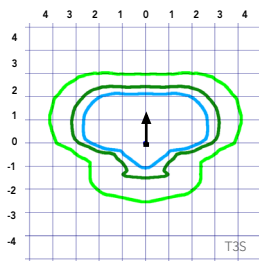
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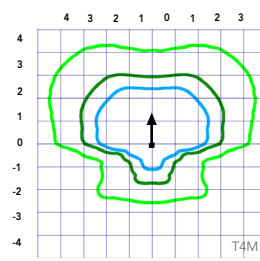
Test No. LTL23457P25 tested in accordance with IESNA LM-79-08.



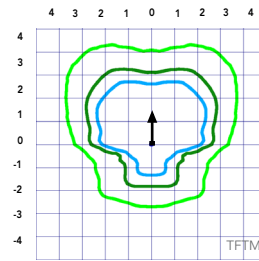
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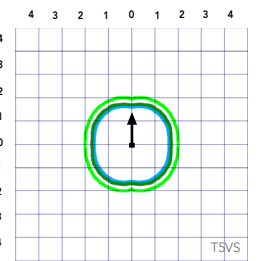
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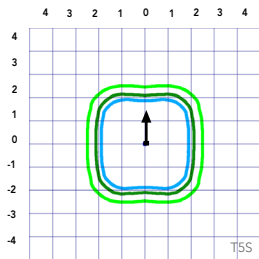
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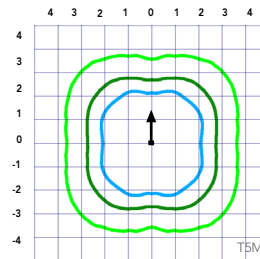
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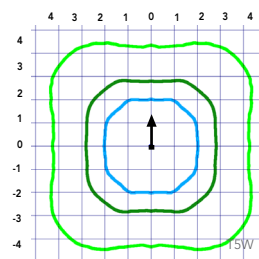
Test No.



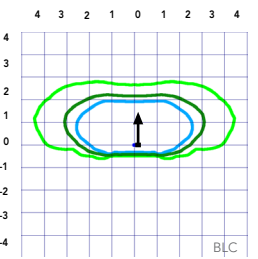
Test No.



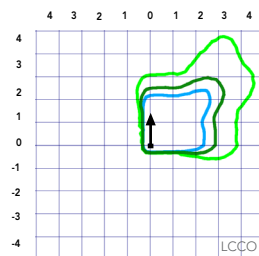
Test No.



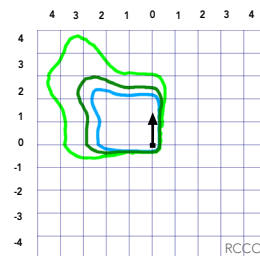
Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



Test No.



Test No.



Test No.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with separate Dusk to Dawn or timer.

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				TSVS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				TSS	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				TSM	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				TSVS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				TSS	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				TSM	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				TSW	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				TSVS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				TSS	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				TSM	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				TSVS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				TSS	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				TSM	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				TSW	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
					5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				TSVS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				TSS	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				TSM	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				TSW	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				TSVS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				TSS	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				TSM	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				TSW	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				TSVS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				TSS	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				TSM	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				TSW	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				TSVS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				TSS	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				TSM	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				TSW	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				TSVS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				TSS	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				TSM	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				TSW	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				TSVS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				TSS	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				TSM	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				TSW	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				TSVS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				TSS	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				TSM	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				TSW	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7,919	3	0	3	62	8,531	3	0	3	67	8,639	3	0	3	67
				LCCO	5,145	1	0	2	40	5,543	1	0	2	43	5,613	1	0	2	44
					5,139	3	0	3	40	5,536	3	0	3	43	5,606	3	0	3	44

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a [shaded background](#). DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a [shaded background](#)¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.

2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire.

Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0-LED
Rev. 02/05/20
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General Illumination Round Downlight

6"

Feature Set

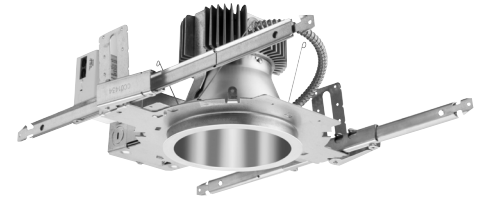
- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- Available with 10% dimming, 1% dimming, or dim to dark
- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product

Distribution

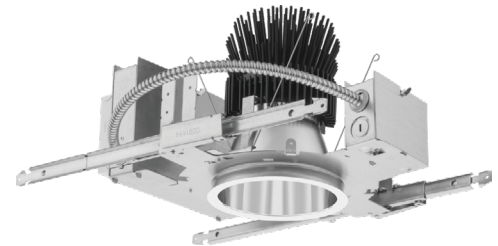


Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000	10,000	12,000	15,000	17,500
Delivered Lumens	297	519	776	994	1471	2006	2537	3077	3542	4027	4533	5256	6371	8247	10637	12332	15776	17801
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0	47.3	48.7	57.6	74.9	97.1	115.0	150.9	175.3
Lumens per Watt	87.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1	109.5	107.2	104.5	101.5



250 - 8,000 lumens



10,000 - 17,500 lumens

Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO



High Center Beam Layer | Incito



EVO + Incito — Multiple Layers of Light

Downlight
 Open Wallwash
 Lensed Wallwash
 Cylinder

Downlight
 Adjustable
 Lensed Wallwash
 Cylinder

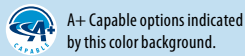
Core

MRI
 Surgical Suite
 Patient Room

Healthcare

Dynamic
 Food Service
 Vandal
 Clean Room
 Shower

Special Applications



Design2Ship Quick Ship Program: Options in green text qualify for Design2Ship — 5 business days from order entry to ship. Refer to Design2Ship Brochure for complete program details. **Maximum Order Quantity: 100 units; 50 for Chicago Plenum.**

Luminaire Type:

Catalog Number:

EXAMPLE: EV06 35/150 AR MWD LSS MVOLT EZ1

Series	Color Temperature	Nominal Lumen Values	Reflector & Flange Color	Trim Style	Distribution
EV06	27/ 2700 K	02 250 lumens	AR Clear	(blank) Self-flanged	VND Very Narrow (0.5 s/mh)
	30/ 3000 K	05 500 lumens	PR Pewter	FL Flangeless	ND Narrow (0.7 s/mh)
	35/ 3500 K	07 750 lumens	WTR Wheat		MD Medium (0.9 s/mh)
	40/ 4000 K	10 1000 lumens	GR Gold		MWD Medium Wide (1.0 s/mh)
	50/ 5000 K	15 1500 lumens	WR ¹ White		WD Wide (1.2 s/mh)
		20 2000 lumens	BR ¹ Black		
		25 2500 lumens	WRAMF ¹ White Anti-microbial		
		30 3000 lumens			
		35 3500 lumens			
		175 17500 lumens			

Finish	Voltage	Driver ⁴	
LSS Semi-specular	MVOLT	GZ10 0-10V driver dims to 10%	ECOS2 ⁵ Lutron® Hi-Lume® 2-wire forward-phase driver. Minimum dimming level 1%, 120V only. Minimum 1000 lumens/Maximum 4000 lumens.
LD Matte-diffuse	120	GZ1 0-10V driver dims to 1%	
LS Specular	277	EZ10 eldoLED 0-10V ECOdrive. Linear dimming to 10% min.	ECOD ⁵ Lutron Ecosystem digital Hi-Lume 1% soft-on, fade to black. Max: 4000LM.
	347 ^{2,3}	EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min.	
		EZB eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.	
		EDAB ⁵ eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.	
		EDXB ⁵ eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual. Minimum 1000 lumens/Maximum 15000 lumens.	

Control Interface	Options
NLT ⁶ nLight® dimming pack controls	SF Single fuse. Specify 120V or 277V.
NLTER ^{2,6,9} nLight® dimming pack controls emergency circuit	TRW ⁷ White painted flange
NLTAIR2 ¹³ nLight® AIR enabled	TRBL ⁸ Black painted flange
NLTAIRER2 ^{2,9,13} nLight® AIR enabled emergency	EL Emergency battery pack, 10W, with integral test switch
EXA1 XPoint Wireless, eldoLED driver. Linear dimming to 1%	ELR Emergency battery pack, 10W, with self-diagnostics, with remote test switch
EXAB XPoint Wireless, eldoLED driver. Logarithmic dimming to dark	ELSD Emergency battery pack, 10W, with self-diagnostics, integral test switch
	ELRSD Emergency battery pack, 10W, with self-diagnostics, remote test switch
	E10WCP Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch
	E10WCPR Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch
	N80 ¹⁰ nLight® Lumen Compensation
	BGTD Bodine generator transfer device. Specify 120V or 277V.
	90CRI High CRI (90+)
	CP ¹¹ Chicago Plenum. Specify 120V or 277V.
	HAO ¹² HAO High Ambient Option (40°C)
	RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature

ACCESSORIES – order as separate catalog numbers (shipped separately)

SCA6	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D. Refer to TECH-190 .
CTA4-8 YKHL	Ceiling thickness adapter for 10,000LM and above (extends mounting frame to accommodate ceiling thickness up to 5"). Adds ~4" to fixture height.
CTA4-8 YK	Ceiling thickness adapter for 8,000LM and below (extends mounting frame to accommodate ceiling thickness up to 5"). Adds ~4" to fixture height.
GVRT	Vandal-resistant trim accessory. Refer to TECH-200 .
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC .

ORDERING NOTES

- Not available with finishes.
- Not available with emergency battery pack options.
- Supplied with factory installed step down transformer.
- Refer to [TECH-240](#) for compatible dimmers.
- Not available with nLight® and XPoint options.
- Specify voltage.
- For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with WR (white reflector) or FL (flangeless) option.
- For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with BR (black reflector) or FL (flangeless) option.
- ER for use with generator supply power. Will require an emergency hot feed and normal hot feed.
- Fixture begins at 80% light level. Must be specified with NLT or NLTER. Only available with EZ10 and EZ1 drivers.
- 12,000LM max with EL or nLight® options. 5,000LM max with Lutron drivers combined with EL. Not available with ELR, HAO, EXA1, or EXAB options.
- Only available 5000LM - 15,000LM with eldoLED drivers.
- Not available DALI or DMX drivers. Not available with CP or N80 options. Not recommended for metal ceiling installations.

Optical Assembly

Fully serviceable and upgradeable lensed LED light engine suitable for field maintenance or service from below the ceiling. Optical design is a Bounding Ray™ design with 45° cutoff to source and source image. Top-down flash characteristic for superior glare control. Unitized optics shall have mechanical attachment of the light engine to the lower reflector for complete optical alignment.

Electrical

The luminaire shall operate from a 50 or 60 Hz ± 3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. The fluctuations of line voltage shall have no visible effect on the luminous output. The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output. Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages. Input wires shall be 18AWG, 300V minimum, solid copper.

Controls

Luminaire shall be equipped with interface for nLight wired or wireless network with integral power supply as per specification.

Dimming

The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 10%, 100 – 1.0% or 100 – 0.1% of rated lumen output with a smooth shut off function to step to 0%. eldoLED LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered. Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

Construction

Luminaire housing shall be constructed of 16-gauge galvanized steel and have preinstalled telescopic mounting bars with maximum 32" and minimum 15" extension and 4" vertical adjustment. Luminaires shall be suitable for installation in ceilings up to 1½" thick. (specify ceiling thickness adapter to extend frame to accommodate ceiling thickness up to 5"). Tool-less adjustments shall be possible after installation. The assembly and manufacturing process for the luminaire shall be designed to assure all internal components are adequately supported to withstand mechanical shock and vibration. 25°C ambient temperature standard (1/2" clearance on all sides from non-combustible materials in non-IC applications, unless marked spacing noted otherwise). For use in insulated ceilings, a 3" clearance on all sides from insulation is required (unless marked spacing noted otherwise). 40°C high ambient optional.

Listings

Fixtures are CSA certified to meet US and Canadian Standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, wet location covered ceiling. Luminaire configurations are Energy Star certified through testing in EPA-recognized laboratories, with the results reviewed by an independent, accredited certification organization. Visit www.energystar.gov for specific configurations listed.

Photometrics

LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours. Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 6,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by a point at the intersection of the CCT line and the black body locus line in CIE chromaticity space.

Warranty

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note:

Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

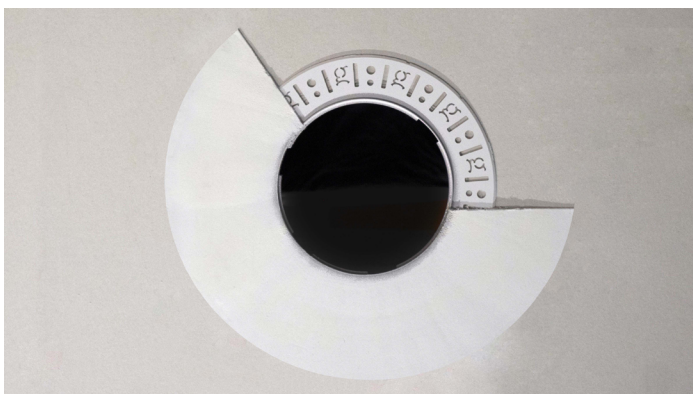
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details



Partially finished mud ring, showing cross-section detail.



An EVO downlight requires only approximately 3" of plaster to finish.



EVO with flangeless trim

Flangeless Installation

Gotham's flangeless option utilizes a micro-thin polymer mud ring that minimizes the amount of drywall compound required to finish the ceiling. The end result is a virtually undetectable flangeless downlight installation.

The polymer mud ring is installed independent of the of the recessed frame, therefore floating with the ceiling. This innovation minimizes any surface cracks during reflector installation, ceiling movement and any future service to the recessed frame, wiring, electronics, etc.

Marked Spacing in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
500-5000	None	None	None
6000	24	12	5
8000	36	18	11
10000			9
12000			
15000			
17500	72	36	

EVO - eldoLED Driver Default Dimming Curve			
Nomenclature	Min Dimming	Driver Dim Curve	Control Dim Curve
EZ10	10%	Linear	Linear/Logarithmic
EZ1	1%	Linear	Linear/Logarithmic
EXA1	1%	Linear	Linear/Logarithmic
EZB	<1%	Logarithmic	Linear
EDAB	<1%	Logarithmic	Linear
EXAB	<1%	Logarithmic	Linear
EDXB	<1%	Square	Linear

Marked Spacing in Inches 40°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
5000	24	12	5
6000			
8000	48	24	9
10000			
12000			
15000	72	36	9

Lumen Output Multiplier		
CRI	CCT	Multiplier
80	2700K	0.96
	300K	1.00
	3500K	1.00
	4000K	1.01
90	5000K	1.07
	2700K	0.80
	300K	0.83
	3500K	0.85
	4000K	0.87
	5000K	0.91

Marked Spacing Chicago Plenum Open Frame in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
250-5000	None	None	None
6000	24	12	5
8000	36	18	11
10000			9
12000			
15000			
17500	72	36	

Reflector Finish Multiplier	
Reflector Finish	Multiplier
LS - Specular	1
LSS - Semi Specular	0.956
WR - White	0.87
LD - Matte Diffuse	0.85
BR - Black	0.73

Distributions		
Nomenclature	Beam Angle	Field Angle
VND	30	64
ND	44	69
MD	54	82
MWD	67	89
WD	71	92

Marked Spacing Chicago Plenum Enclosure in Inches 25°C Ambient			
Lumen Package	Fixed Center to Center MIN	Fixture Center to Building Member MIN	Space Above Fixture
250-6000	None	None	None
8000	36	18	6
10000	48	24	3
12000			

Driver		Control Provided (note: 347V/UVOLT versions provided with 347 option selected)			
Nomenclature	Description	NLT	NLTER	NLTAIR2	NLTAIRER2
GZ10	0-10V driver dims to 10%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
GZ1	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ10	eldoLED 0-10V EC0drive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ1	eldoLED 0-10V EC0drive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZB	eldoLED 0-10V SOLOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2

How to Estimate Delivered Lumens in Emergency Mode
<p>Delivered Lumens = 1.25 x P x LPW</p> <p>P = Output power of emergency driver. P = 10W for PS1055CP</p> <p>LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.</p>

*Dimensions in inches [centimeters]

Aperture: 6 1/4" [15.9]

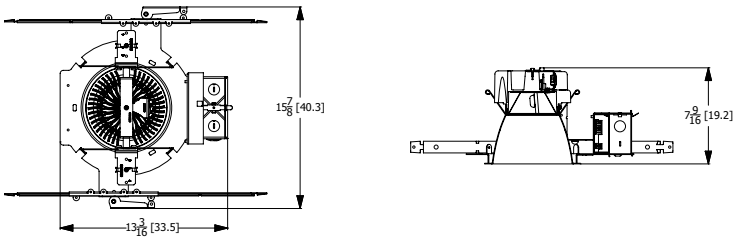
Ceiling Opening: 7 1/8" [18.1] self-flanged

Overlap Trim: 7 1/2" [19.1]

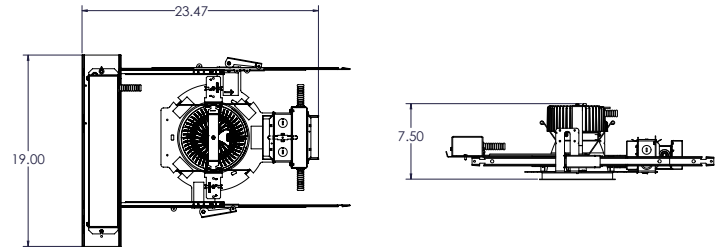
7 1/4" [18.4] flangeless

DIMENSIONAL DATA

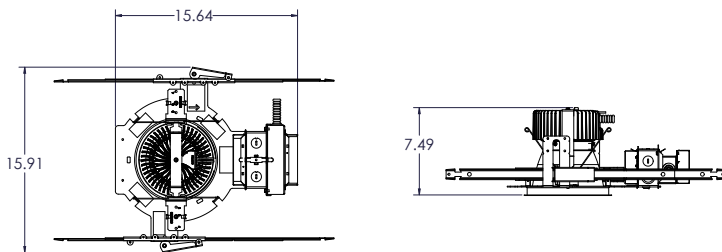
1000LM-4500LM Standard



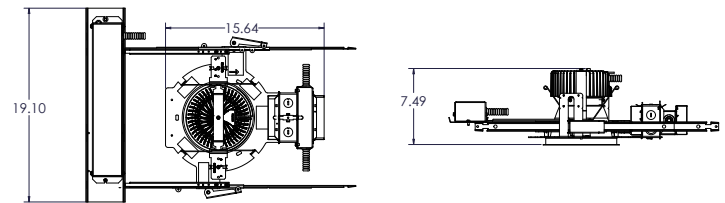
1000LM-4500LM Battery Pack



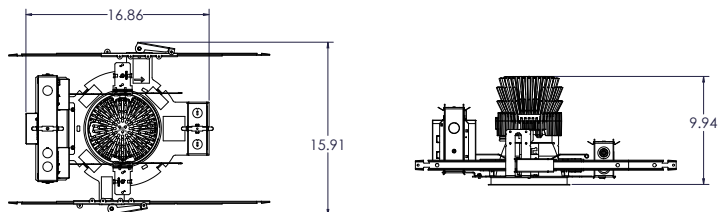
5000LM-8000LM Standard



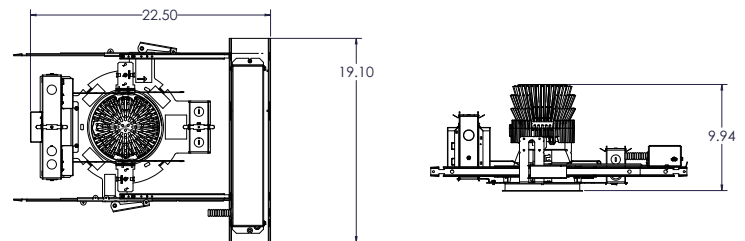
5000LM-8000LM Battery Pack



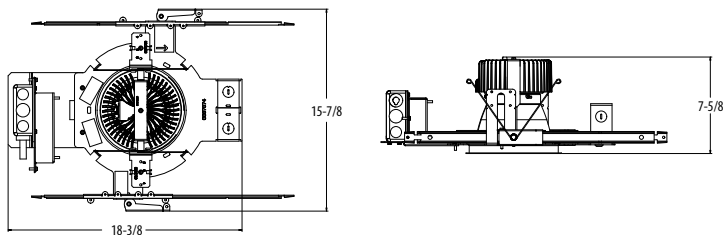
10,000LM-17,500LM Standard



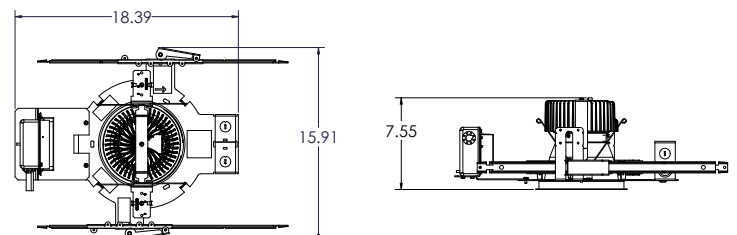
10,000LM-17,500LM Battery Pack



1000LM-4500LM CP



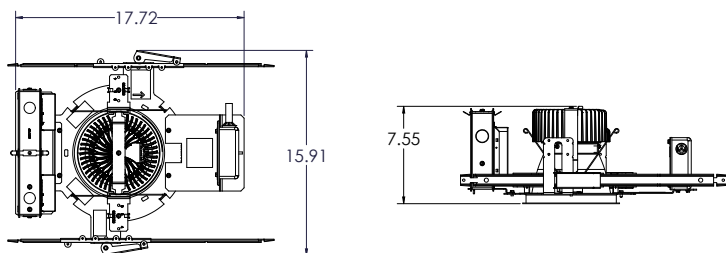
5000 Lumen ECO/SOLO Drive Open Frame CP



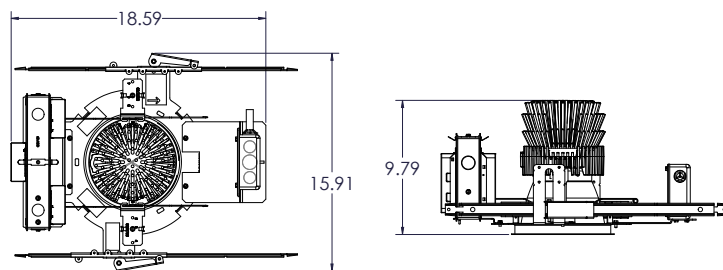
*Dimensions in inches [centimeters]

DIMENSIONAL DATA

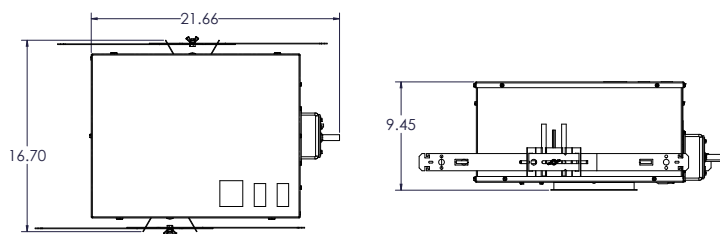
5000 (Lutron & POWER Drive Only), 6000 & 8000 Lumen Open Frame CP



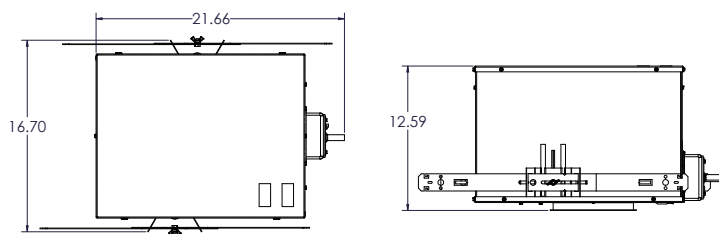
10000 - 17,500 Lumen Open Frame CP



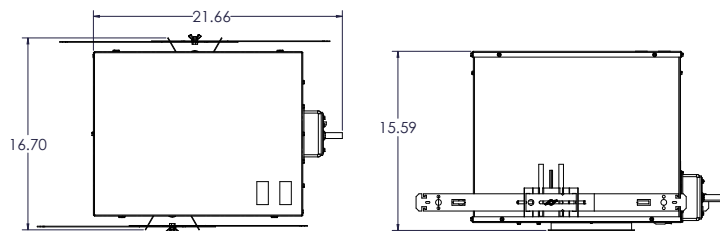
250 - 6000 Lumen CP for nLight® or Battery Pack



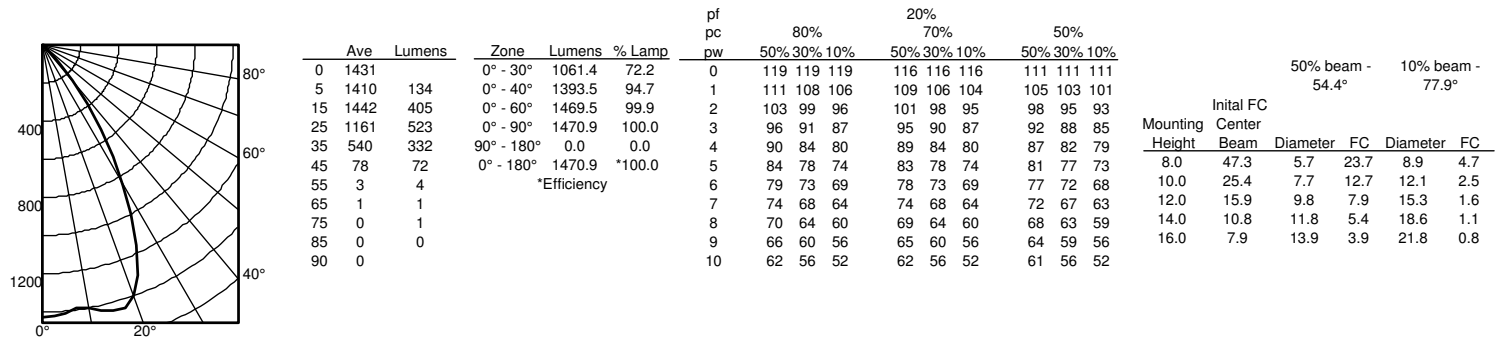
8,000LM Enclosed CP for nLight or Battery Pack



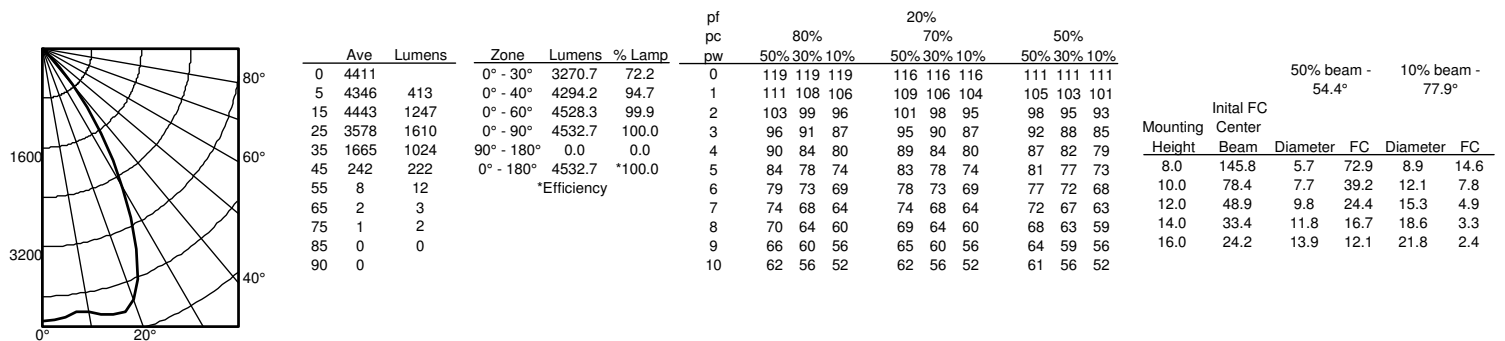
10,000LM-12,000LM Enclosed CP for nLight or Battery Pack



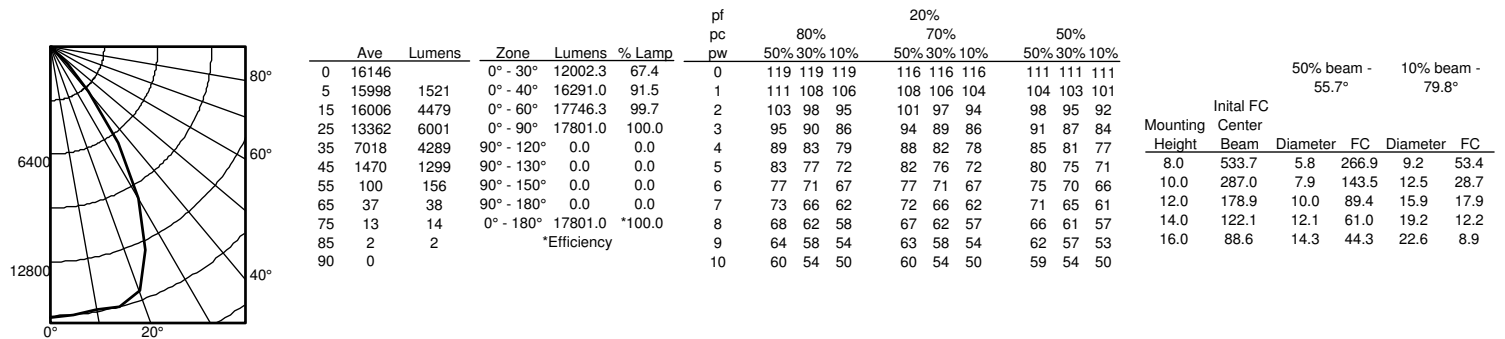
EV06 35/15 AR MWD LS INPUT WATTS: 14.7, DELIVERED LUMENS: 1471LM, LPW= 100, 1.03 S/MH, TEST NO. LTL27783P1505



EV06 35/45 AR MWD LS INPUT WATTS: 47.3, DELIVERED LUMENS: 4532.7LM, LPW= 95.8, 1.03 S/MH, TEST NO. LTL27783P1649



EV06 35/175 AR MWD LS INPUT WATTS: 175.3, DELIVERED LUMENS: 17801LM, LPW=101.5, 1.06 S/MH, TEST NO. ISF 34035P268



nLight® AIR is the ideal solution for retrofit or new construction spaces where adding communication wiring is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each EVO Luminaire ordered with the NLTAIR option. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.

nLight® AIR Control Accessories

Order as separate catalog number. Visit [nLight AIR](#).

Wall Switches

Model Number	
On/Off single pole	rPODB (color) G2
On/Off two pole	rPODB 2P (color) G2
On/Off & raise/lower single pole	rPODB DX (color) G2
On/Off & raise/lower two pole	rPODB 2P DX (color) G2

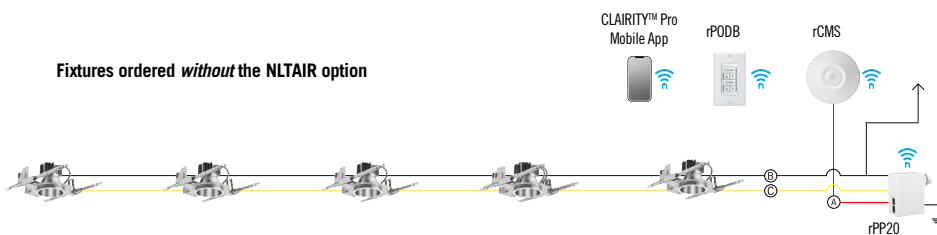
nLight® AIR Control Accessories (cont.)

Occupancy Sensors (PIR/dual tech)

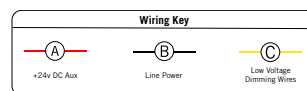
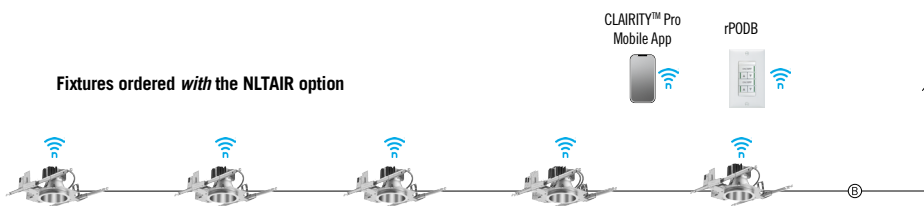
Model Number	
Small motion 360°, ceiling	rCMS 9 / rCMS PDT 9
Large motion 360°, ceiling	rCMS 10 / rCMS PDT 10

Possibilities for nLight® AIR

Fixtures ordered *without* the NLTAIR option



Fixtures ordered *with* the NLTAIR option



nLight® The nLight® solution is a digital networked lighting control system that provides both energy savings and increased user configurability by cost effectively integrating time-based, daylight-based, sensor-based and manual lighting control schemes.

nLight® Wired Control Accessories

Order as separate catalog number. Visit [nLight](#).

Wall Switches

Model Number	
On/Off single pole	nPODM (color)
On/Off two pole	nPODM 2P (color)
On/Off & raise/lower single pole	nPOD DX (color)
On/Off & raise/lower two pole	nPODM 2P DX (color)
Graphic touchscreen	nPOD GFX (color)

Photocell Controls

Dimming	nCM ADCX
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nLight® Wired Control Accessories (cont.)

Occupancy Sensors (PIR/dual tech)

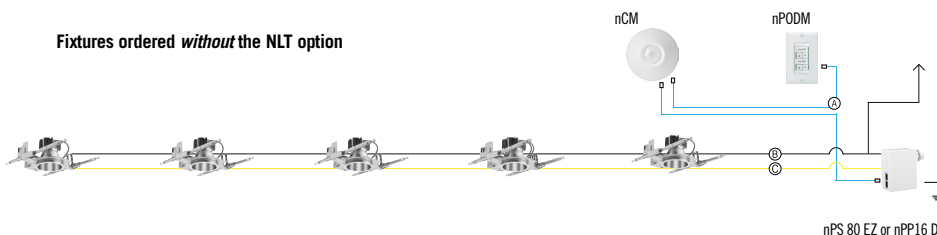
Model Number	
Small motion 360°, ceiling	nCM 9 / nCM PDT 9
Large motion 360°, ceiling	nCM 10 / nCM PDT 10
Wide View	nWV 16 / nWV PDT 16
Wall switch with raise/lower	nWSX LV DX / nWSX PDT LV DX

Cat-5 Cables (plenum rated)

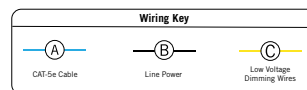
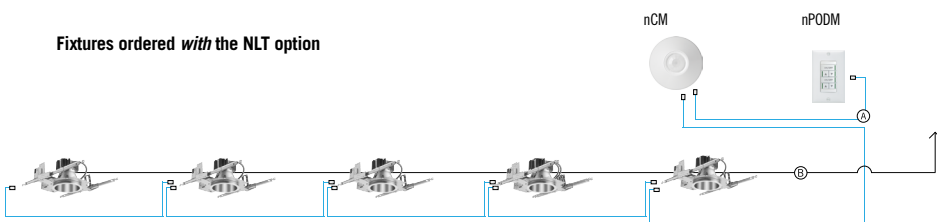
10', CAT5	CAT5 10FT J1
15', CAT5	CAT5 15FT J1

Possibilities for nLight® wired

Fixtures ordered *without* the NLT option



Fixtures ordered *with* the NLT option



Melrose Commercial NEC of Val Vista & Melrose Dr.

Design Review Application



August 24, 2020

Submitted by:

Adam Baugh
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adam@withey-morris.com



On behalf of:



Melrose Commercial

**Approx. 5.03 gross acres located
at the northeast corner of Val Vista Dr. and Melrose St.**

Design Review

Project Narrative

A. Request

This application request Design Review approval for a new commercial development on 5.03 gross acres located at the northeast corner of Melrose Street and Val Vista Drive (the "Property"). See Aerial Map attached at **Tab 1**. The Property zoning and General Plan are both GC which highlights the compatibility and conformity of this request.

B. Development Proposal

The applicant proposes to develop a new commercial development that includes two restaurant pads and a fueling facility. The commercial development will be approximately 10,218 sf in total building size. The two pads (A & B) will be a limited service restaurant with drive-thru use. Pad C will be a retail gas station with convenience store. The development meets all engineering, parking and design requirements for the GC zoning district and its intended uses. A copy of the site plan and building elevations are at **Tab 2**.

C. Site Layout

The development is accessed from driveways on the north, south, and west street frontages with parking screened by a screen wall. The driveway on Val Vista Dr is proposed as a right-in/right-out driveway; the driveway on Melrose Street as well as the north boundary road alignment are both full access driveways.

Pedestrian linkages from Val Vista Drive connect the street sidewalks to both Pads A & B. Another pedestrian linkage from the north road alignment connects to the gas/convenience store parcel. Pedestrian linkages promote safety within the parking lot.

Onsite circulation provides for movements around and between the various development buildings and cross access/parking among the parcels. The Pad B drive-thru wraps the rear and side of the building and is screened by the building. The Pad A drive-thru also wraps the rear and side of the building, but it is also screened by

landscaping and a screen wall along Val Vista. Trash enclosures are in the rear of the property and screened from adjacent rights-of-way.

Landscape setbacks are provided along Val Vista Drive (25') and Melrose Street (20'). Landscaping throughout the site consists of a variety of desert trees including Thornless Cascalote, Desert Willow, Tipu, Swan Hill Olive and Desert Museum to name a few. A wide variety of shrubs are also shown to create a diverse and extensive plant palette. Foundation landscaping is provided around the building and throughout the pool area.

D. Grading and Drainage

Drainage for the site is proposed through a series of underground storage tanks in the parking lot as well as basins along the perimeter of the site within the landscape setbacks.

E. Elevations, Colors and Materials

The Pad A proposed building parapet elevation is 16'-0" high with a mechanical screening element at 20'-0" high. Pad B proposed building parapet elevation is 21'-0" with a 23'-8" high raised eyebrow feature embellishment. Pad A and B materials will be brick veneer, light colored stucco type finishes, gray-toned aluminum wall panels, dark steel awnings and natural glulam wood features as shown on the materials board.

The Pad C proposed building has a consistent parapet height of 17'-4" with a design feature at the front entrance at 23'-0" high and a rooftop screening element to screen mechanical equipment from view at 25'-6". Pad C materials will be beige colored stucco type finishes, white Nichiha wall panels, dark bronze steel awnings, and dark bronze metal mechanical screening. All three buildings have service accessories (utilities, fire risers, etc.) entering from the rear of the buildings.

F. Commercial Design Guidelines

This proposal is consistent with the Town of Gilbert's Commercial Design Guidelines as outlined below.

Building Design Orient gas canopies, drive-through lanes, service functions and accessory structures away from the intersection of arterial roadways.

Response: Pad B's drive-thru lane is concealed by the building to Val Vista Drive and additionally screened by screen walls to the east and north. Pad A's drive-thru lane is concealed by landscaping and screen walls to Val Vista Drive. Utility services to the buildings is proposed from the east, away from Val Vista Drive. As is typically done, the Fuel Station canopies front Val Vista for ease of customer access.

Building Design: Building mass should be broken into smaller elements, consistent with the proportions of the architectural style selected and surrounding uses.

Response: Pads A and B have multiple roof planes and 3-dimensional wall portions with different materials and textures that protrude outward from the main building structure. Pad C has a higher parapet façade with a lighter material at the main entry to define the point of entry into the building.

Building Design: Reduction of building mass may be achieved by using a combination of the following techniques: Variation in the rooflines and form; Ground level arcades and covered areas; Protected and recessed entries; Vertical elements on or in front of expansive blank walls; Pronounced wall plane offsets and projections; Use of focal points and vertical accents; Inclusion of windows on elevations facing streets and pedestrian areas; Retaining a clear distinction between roof, body and base of a building.

Response: The use of rooflines that vary in height is provided and wainscoting is provided on Pad C as well as movement inward and outward on building planes to break up the massing. Windows are provided on all three buildings facing Val Vista Drive and Melrose Street.

Pedestrian Amenities and Hardscape: *Design sites to minimize pedestrian and vehicular conflicts. Where pedestrian circulation paths cross vehicular routes, provide a change in paving materials, textures or colors to emphasize the conflict point, use decorative bollards, to increase safety and enhance aesthetic appeal.*

Response: Pedestrian connections from Val Vista and the private drive on the north side into the site at marked cross walks to identify locations for pedestrians and drivers.

Pedestrian Amenities and Hardscape: *Provide convenient bicycle parking in locations that do not interfere with pedestrian circulation. Disperse bicycle parking facilities throughout larger sites and locate them in convenient and visible areas.*

Response: Bicycle parking is provided at all three buildings near the entrances into the business – up on the hardscape.

Vehicular Circulation and Parking: *Provide special paving treatments at site entrances.*

Response: No enhanced paving is planned at this time for the entry drives.

Vehicular Circulation and Parking: *Strive to minimize driveway cuts on arterial streets by providing vehicular cross-access easements and shared access driveways between adjacent commercial projects*

Response: We do intend to share the private drive with the development to the north of us on Val Vista Drive.

Vehicular Circulation and Parking: *High volume drive-through uses should incorporate adequate stacking for the intended uses.*

Response: Pads A & B can accommodate 7 to 10 vehicles from window to entry (4 - 5 from menu board to entry).

Vehicular Circulation and Parking: For parking and utility screen walls, use the design pattern of the principal building's architectural theme. Articulate walls by using decorative columns and diversity in texture, material and alignment. Provide the decorative finish on both sides if visible to the general public

Response: Screen walls sections are broken up and offset from each other by 12" and are CMU material with stucco finish to match the buildings.

Loading Areas and Accessory Equipment: Design trash enclosures with decorative masonry walls and sight-tight gates to match design features of the commercial development.

Response: Trash Enclosures will follow Town of Gilbert details and will have stucco finishes on the exterior to match the buildings with metal deck gates painted the steel color on the buildings.

Loading Areas and Accessory Equipment: Recess service electrical system (S.E.S.) panels into the building elevation and screen with doors, screen with landscaping or a solid wall (with landscaping) built of similar building materials and colors of the main development and equal to or exceeding the height of the S.E.S. panel.

Response: The SES is at the rear of the Pads A and B buildings and will be enclosed by masonry wing walls and metal deck gates to conceal from view. Most of Pad C electrical service will be inside the building.

Landscaping and Grading: Design the project landscape theme to complement and enhance project architecture.

Response: The proposed landscape pallet utilizes a mixture of vibrant, structural, and colorful low water use, trees, shrubs, accents & groundcover. Trees have been planted to create shade, delimit property features, and emphasize adjacent buildings.

Landscaping and Grading: Provide significant foundation and/or accent plantings, including trees, around buildings to accentuate or screen building features

Response: Foundation landscaping around the buildings is provided adjacent to the hardscapes which includes trees, shrubs and groundcover.

Landscaping and Grading: Screen the paved area of high activity automotive uses, such as service stations and convenience stores, from streets and major public use areas by a 3-foot wall or a dense vegetative buffer.

Response: Pad C is screened from Val Vista Drive with both a masonry screen wall and dense landscaping on the street side of the screen wall.

Design: All facades, including back and side elevations of a building generally visible from public view or adjacent to residential areas, should be architecturally treated and relate to but not overwhelm the neighborhood. All elevations generally visible from public view should reflect the overall design, colors and textures used on the front façade.

Response: All sides of the Pads A, B and C are four-sided architectural design.

Design: Utilize architectural features, screen walls, landscaping and canopies to integrate drive-throughs into the overall building design.

Response: Screen walls and canopies are provided at the drive-thrus to screen the drive and integrate the function into the building architecture.

Design: For all buildings at least two of these elements should repeat horizontally: Color change. Recognizable, but not strongly contrasting; Texture change; Material change; Architectural variety and interest through a change in plane such as offsets, reveals, archways or projecting ribs; Wall plane projections or recesses.

Response: Pads A and B have texture changes with stucco, metal panels and face brick veneer as well as architectural interest with modifying wall planes. Pad C has color changes horizontally as well as material changes from wainscot to stucco to entry element material.

Design: Variations in rooflines or parapets should be used to reduce the scale of commercial buildings. Roof size, shape, material, color and slope should be coordinated with the scale and theme of the building.

Response: All three Pads have varying roof planes and parapets. All three have defined entry locations, some with a raised parapet/canopy entry element to define arrival.

G. Design Review Criteria

This proposal meets the criteria for Design Review Approval as described in the LDC Section 5.603.B and outlined below.

1. The project is consistent with applicable design guidelines.

As described above, the proposed design meets the Commercial Design Guidelines that apply to all new commercial developments and establish guiding principles for designing quality projects.

2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements.

As outlined in the following section of this narrative, the project meets the long-range planning goals outlined in the General Plan and specifically the Land Use, Community Design and Environmental Planning Element goals.

3. The project is consistent with all applicable provisions of the Zoning Code.

The project is consistent with all applicable provisions of the Land Development Code.

4. The project is compatible with adjacent and nearby development.

The development architecture and design is compatible with the office development to the south, the retail across Val Vista Drive and the other uses with the Val Vista Medical Growth Corridor. Commercial uses along Val Vista Road are perfect for this transportation corridor, freeway interchange, and surrounding area. The proximity and adjacency of the medical uses and employment area create a unique opportunity to provide support services and amenities that future employers need. The proposed plan complements the area and will be a benefit to the Town of Gilbert.

5. *The project design provides for safe and efficient provision of public services.*

The design provides for adequate public services to be delivered safely and efficiently to the Site.

G. General Plan Conformance

There are many goals, policies, and objectives of the General Plan that support the commercial use at this location. The following are some excerpted provisions from the General Plan:

Land Use Policy 3.1 Promote development within Growth Areas where resources and infrastructure are in place or can reasonably be made available.

The project is located along a major arterial street where resources and infrastructure are already in place.

Land Use Goal 5.0: Promote commercial, retail, and employment land uses that are compatible with adjacent land uses and meet economic goals.

The site fronts a major arterial street where commercial uses are appropriate and expected. Its proximity next to the 202 Freeway makes this an ideal location for commercial uses because travelers expect and use commercial amenities on their way to and from work.

Land Use Policy 6.2 Provide a mix of land uses within each growth area including varied housing types and densities, employment opportunities and access to retail and commercial centers.

Employment uses with the Val Vista Medical Growth Area need support retail and commercial centers nearby. All strong employment centers have a commercial component that can support its workforce without having to cross major roads and freeways. This retail center is perfectly located for quick access to the larger employment uses given its internal access from Melrose Street.

Economic Development Policy 4.6: Attract, retain, and grow unique retail businesses that serve a regional customer base as a means to increase Gilbert's sales tax revenue.

The project will provide approximately 10,274 sf of new retail business that will serve a regional customer base given its proximity to the freeway and a major employment corridor. This new commercial opportunity will increase Gilbert's sales tax revenues compared to the approved single-story office plan that would have no expected sales tax benefit.

Community Design Goal 1.0: Promote quality design for new development.

This new development will provide highly articulated, efficient site design, sustainable landscaping, creative signage and energy efficient lighting.